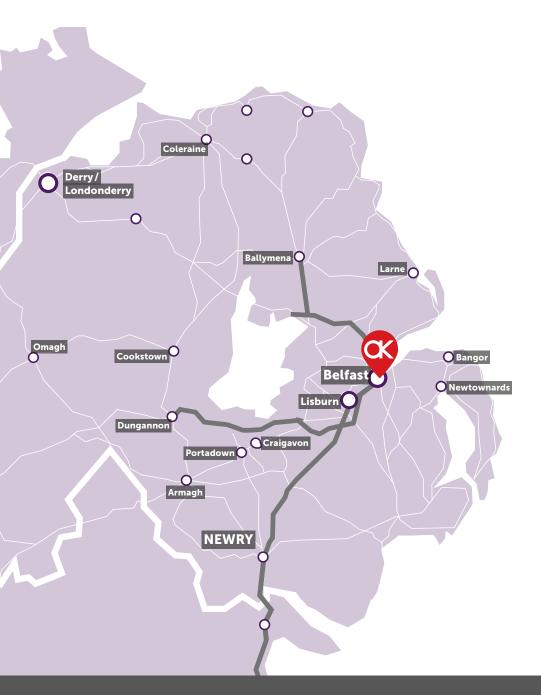
UNARRANTS

Units 1-7 Tollgate House, 37-53 Bradbury Place, Belfast, Co. Antrim, BT7 1RR

PRIME INVESTMENT OPPORTUNITY
PROMINENT RETAIL UNITS c.7,935 SQ FT (737 SQ M)





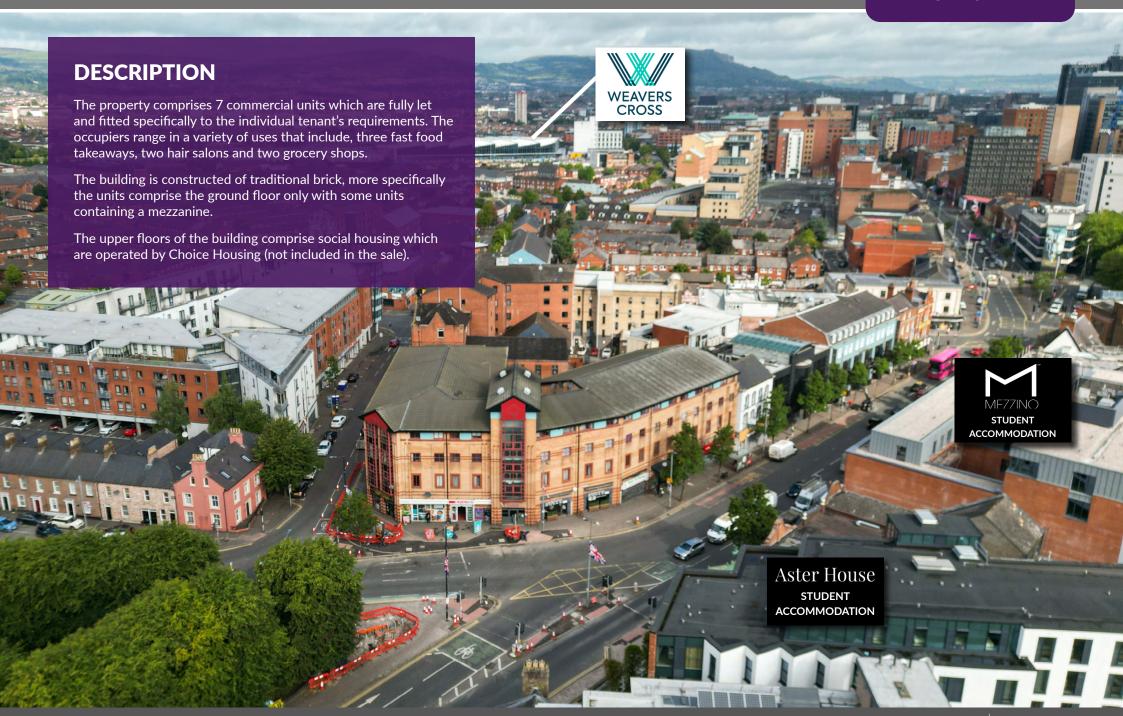
LOCATION

The various units are located at the corner of Bradbury Place leading onto the Lisburn Road and Sandy Row with rear access to the property at Renwick Street.

The premises benefits from a prime location being only 0.8 miles from Belfast city centre. The surrounding area is a mix of mainly commercial with few residential occupiers. The nearby commercial occupiers include Benedict's Hotel, Lavery's Bar and Dominos.

With regards to recent residential projects, the recently built Aster House for student accommodation is opposite the property as well as the newly built Mezzino Bradbury Place student accommodation.





TENANCY SCHEDULE

UNIT	TENANT	LEASE TERM	LEASE START	LEASE END	NEXT RENT REVIEW	AREA sq ft	RENT (£ per annum)	NAV	COMMENTS
Unit 1	Private Individual t/a Frango	10 years	15-Jul-24	14-Jul-34	15-Sep-29	1,181	£15,500	£10,500	-
Unit 2	Caring Home 2 Home Ltd t/a Chickn Lickn	15 years	23-Sep-24	22-Sep-39	23-Sep-29	GF - 1,012 Mezz - 277	£15,000	£10,500	-
Unit 3	Private Individual t/a Makkah Market	5 years	22-Nov-19	22-Nov-24	n/a	GF - 1,038 Mezz - 305	£13,000	£10,500	-
Unit 4	Wok-A-Moley Ltd	10 years	17-Jun-19	18-Jun-29	n/a	GF - 907 Mezz - 154	£13,000	£10,600	-
Unit 5	J D Hair Ltd	5 years	01-Sep-24	31-Aug-29	n/a	822	£12,000	£12,400	-
Unit 6	Henderson Wholesale Ltd	33 years	01-Sep-95	31-Aug-28	01-Sep-24	2,249	£34,000	£23,700	Rent Review instigated.
Unit 7	Private Individual t/a Avnel Beauty Spa	5 years TOTB 01-Feb-26 (6 months notice)	01-Mar-23	30-Apr-28	n/a	1,021	£10,000 (increasing to £11,000 01-Mar-25)	£10,600	-
						Passing Rent:	£112,500		

















SALE DETAILS

We have been instructed to seek offers over £1,050,000 (one million and fifty thousand pounds) exclusive.

This would reflect a NIY at 10.16% assuming purchaser's costs of 5.5%.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

TENURE

Long leasehold – residual of 10,000 years from 1 September 1987 at a rent of £1.00 per annum (if demanded).

TITLE

Further information is available from our client's solicitor:

Solicitor: Carson McDowell Contact: Yvonne McMahon Telephone: 028 9024 4951

Email: yvonne.mcmahon@carson-mcdowell.com

ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

FOR SALE





RICHARD McCAIG:

J 028 9027 0034 ☐ 079 0352 5280

richard.mccaig@osborneking.com

KYLE McCOMISKEY: J 028 9027 0012 ☐ 077 3081 1885 ≥ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

J 028 9027 0000 ✓ property@osborneking.com ⊕ www.osborneking.com 🗶 🛅 🗗 🖸

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessers do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.