

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)

TENANTS
UNAFFECTED



Osborne
King

FOR SALE



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.



DESCRIPTION

The property comprises 7 commercial units which are fully let and fitted specifically to the individual tenant's requirements. The occupiers range in a variety of uses that include, three fast food takeaways, two hair salons and two grocery shops.

The building is constructed of traditional brick, more specifically the units comprise the ground floor only with some units containing a mezzanine.

The upper floors of the building comprise social housing which are operated by Choice Housing (not included in the sale).



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 McMahan
Telephone: 028 9024 4951
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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.



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MISREPRESENTATION ACT 1967

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