

# FOR SALE – INDUSTRIAL INVESTMENT

Unit 3, 34a Montgomery Road, Belfast, BT6 9JH

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# FOR SALE – WAREHOUSE INVESTMENT

Unit 3, 34a Montgomery Road, Belfast, BT6 9JH

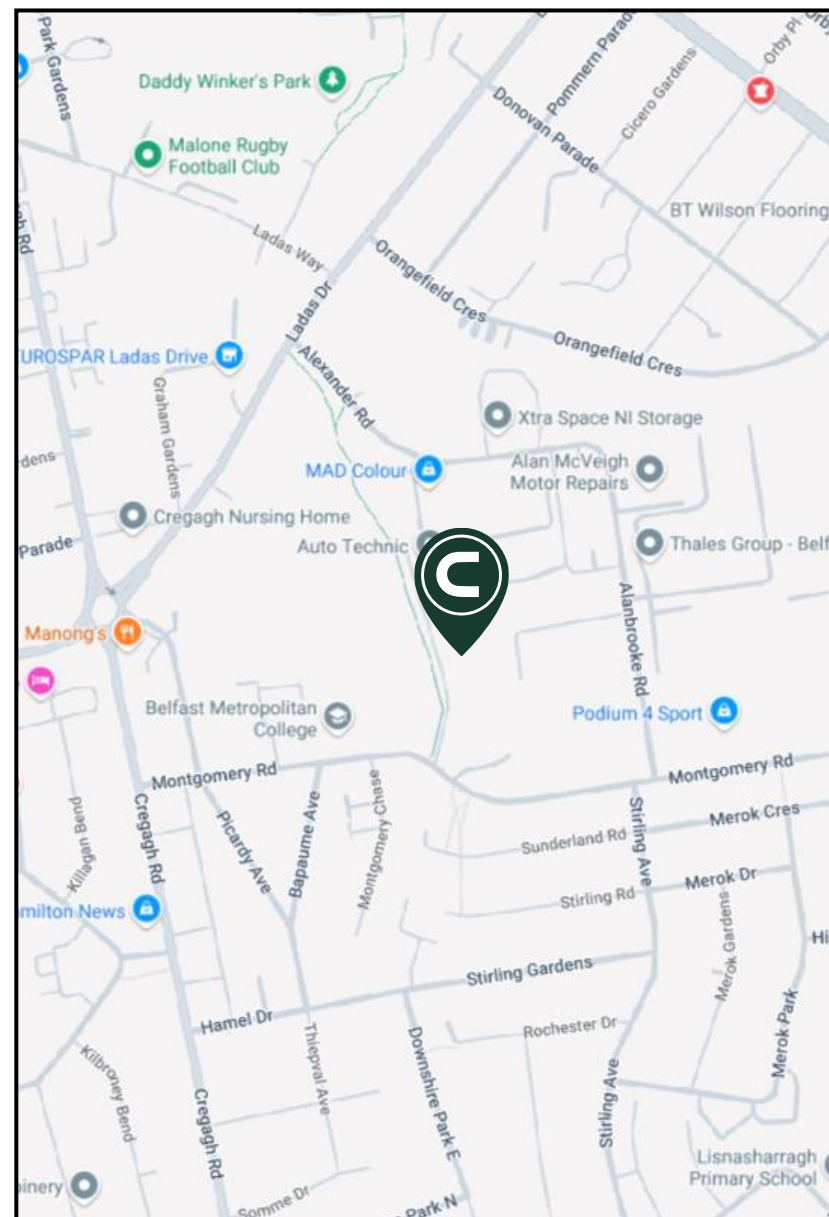
## Key Benefits

- Warehouse unit extending to approximately 3,170 sq ft
- Includes a yard area to the front
- Producing a passing rent of £16,950 per annum, exclusive
- Located approximately 2.6 miles east of Belfast City Centre

## Location

The subject property occupies a prominent location on Montgomery Road close to its junction with the Castlereagh Road and within close proximity to the Outer Ring Road.

Located approximately 2.6 miles east of Belfast City Centre, the Castlereagh Road is a busy commuter route carrying a large volume of vehicular traffic to and from the city on a daily basis. Nearby occupiers within the vicinity include MediCare Pharmacy Group, Diageo Global Supply and Lynas Food.



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## Description

The property comprises of a ground floor warehouse unit which extends to approximately 3,170 sq ft. There is an amenity block to the rear of the property which benefits from an office and WC's. An electric roller shutter door provides access for loading and unloading to the yard area.

The property is let to Adrian Leeson Cars Ltd on a 5-year term from the 11<sup>th</sup> June 2021, with a passing rent of £16,950, per annum, exclusive.

A detailed title map can be provided showing access and yard.

## Tenancy Details

The unit is currently let to Adrian Lesson Cars Ltd from the 11<sup>th</sup> of October 2021 on a 5-year term with a passing rent of £16,975 per annum (£5.35 per sq ft).

## Tenure

Assumed freehold or long leasehold subject to a nominal ground rent.

## Sale Price

We are seeking offers in the region of £275,000 exclusive of VAT.

## VAT

All prices are quoted exclusive of VAT, which may be payable

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## Accommodation

Area		
Unit 3	3,170 Sq Ft	288 Sq M

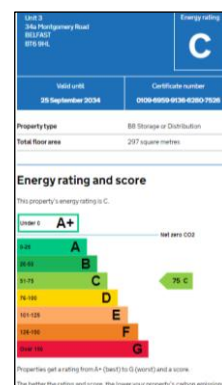
## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £15,800. The rate in the £ for 2024/25 is £0.599362 therefore the estimated rates payable for 2024/25 are £9,469.92.

## EPC

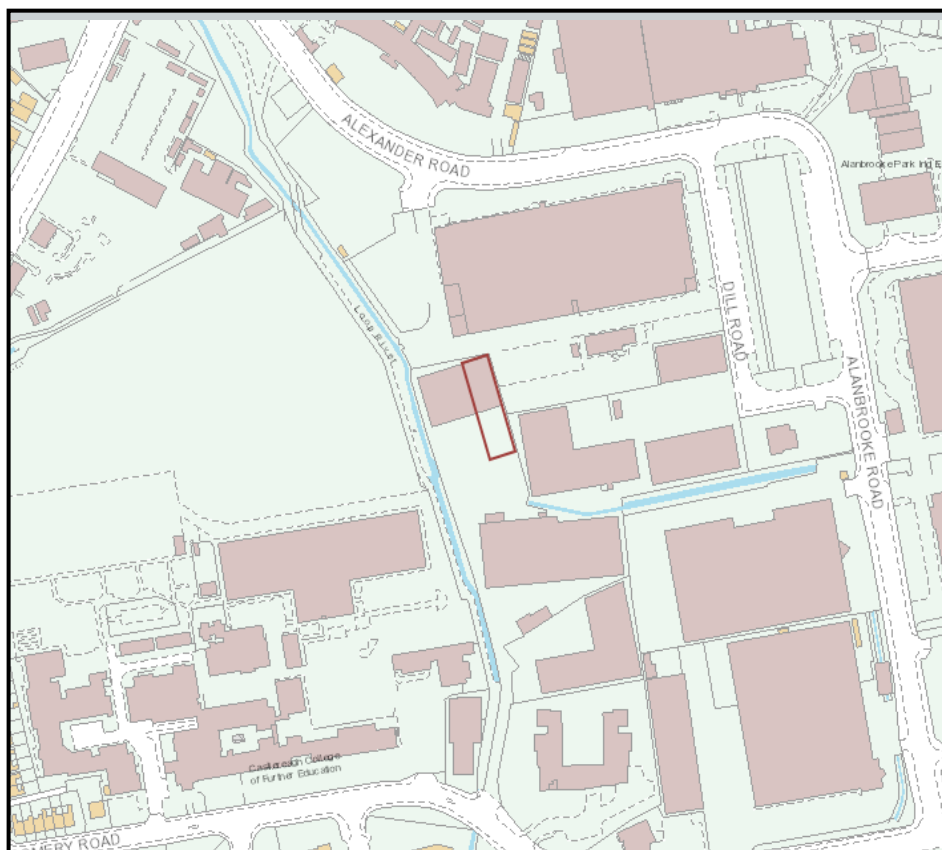
The building has been rated as C - 75 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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\*The area highlighted yellow in the plan above shows the right of way

## Contact Us

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