

FOR SALE – CITY CENTRE INVESTMENT OPPORTUNITY

Unit 15, Diamond House, 7-19 Royal Avenue, Belfast, BT1 1FB

CBRE NI
PART OF THE AFFILIATE NETWORK



FOR SALE – CITY CENTRE INVESTMENT OPPORTUNITY

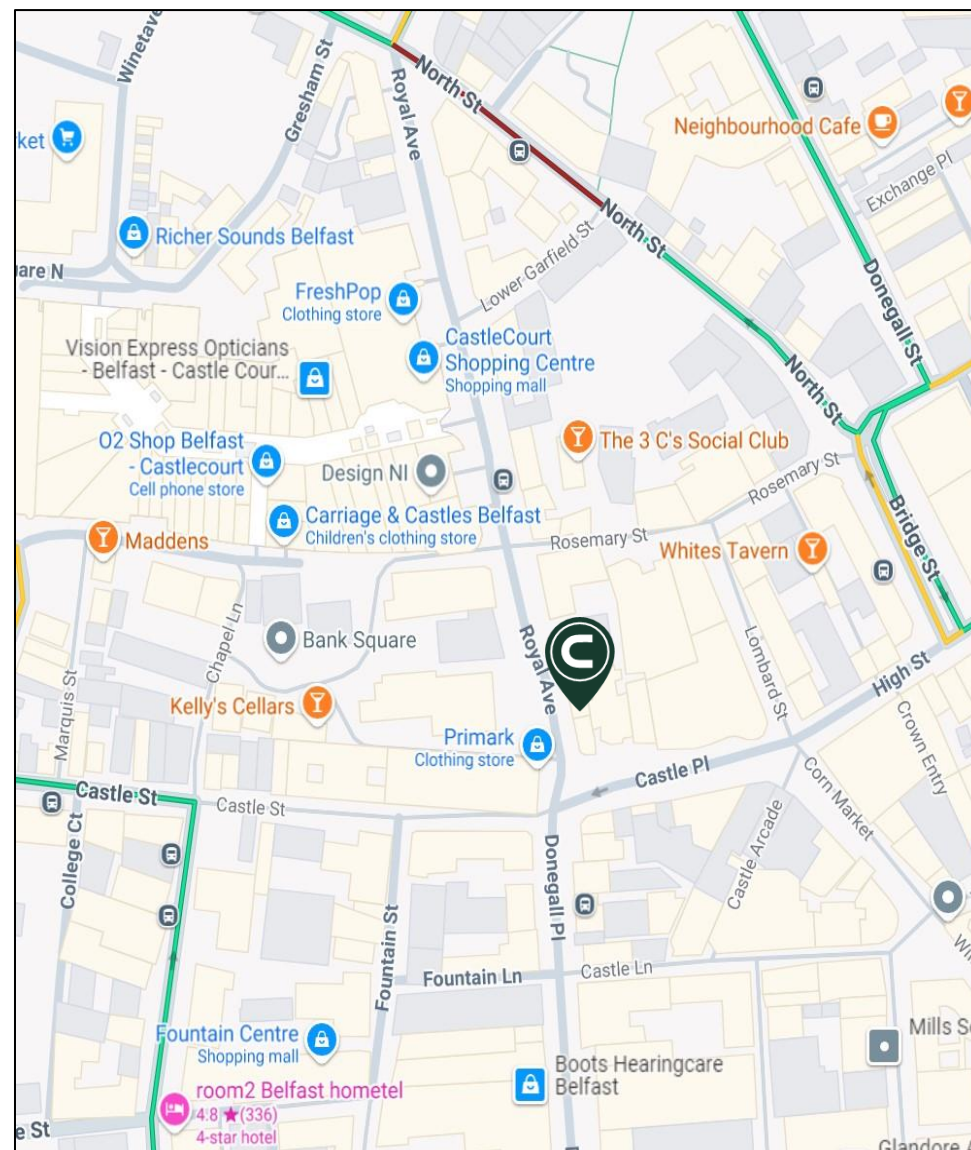
Unit 15, Diamond House, 7-19 Royal Avenue, Belfast, BT1 1FB

Location

The subject property is located in the heart of Belfast's central business district. The property is within walking distance from Belfast City Hall and benefits from a variety of nearby amenities to include shops, cafes and hotels. The property occupies a prominent location on Royal Avenue adjacent to Donegall Place, Castle Place and Royal Avenue intersection. Donegall Place is Belfast's prime retail pitch with occupiers in the vicinity including, Marks & Spencer, Zara, Primark, Next, O'Neills, JD Sports and Sports Direct.

Description

The property comprises a ground floor retail unit with first floor accommodation. The ground floor is finished to include tiled flooring, suspended ceiling with recessed lighting and an aluminium framed shop front. The unit further benefits from an electric roller shutter. The first floor is used for storage purposes.



FOR SALE – CITY CENTRE INVESTMENT OPPORTUNITY

Unit 15, Diamond House, 7-19 Royal Avenue, Belfast, BT1 1FB

Accommodation

Area	Sq M	Sq Ft
Ground Floor	19.23	207
First Floor	17.65	190
Total	36.88	397

Lease Details

Tenant	Fone Zone Solutions Limited
Term	10 years from and including 7 th August 2019
Rent	£16,000 p.a.

Sale Price

We are instructed to seek offers around **£200,000** excluding VAT.

Title

Assumed freehold / long leasehold

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £9,800. The rate in the £ for 2024/25 is £0.599362 therefore the estimated rates payable are £5,873.

VAT

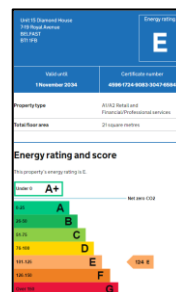
All prices are quoted exclusive of VAT, which may be payable.

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.

EPC

The building has been rated E-124 under EPC regulations. A copy of the EPC certificate can be made available upon request.



FOR SALE – CITY CENTRE INVESTMENT OPPORTUNITY

CBRE NI
PART OF THE AFFILIATE NETWORK

Unit 15, Diamond House, 7-19 Royal Avenue, Belfast, BT1 1FB



Stephen Smith
T: +44 (0) 7976 523 666
E: stephen.smith@cbreni.com

Sean McGreevy
T: +44 (0) 7741 038 505
E: sean.mcgreevy@cbreni.com

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

www.cbreni.com



@CBRE_NI