



For Sale Fully Let Retail Investment

2-10 Orangefield Lane, Belfast, BT5 6BW



For Sale Fully Let Retail Investment

2-10 Orangefield Lane, Belfast, BT5 6BW

Summary

- Prominent commercial block of property occupying a prominent position on Orangefield Lane, East Belfast.
- Fully Let to a barbers, café, hair salon, butchers, and a mini market, producing a total rent of £38,000 per annum.
- Comprises of five commercial premises, extending to approximately 2,758 sq ft.
- Positioned within a popular residential area, benefitting for high volumes of passing traffic/trade.
- Side lands included adjacent to 2 Orangefield Lane that may have development potential, subject to any required statutory consents.

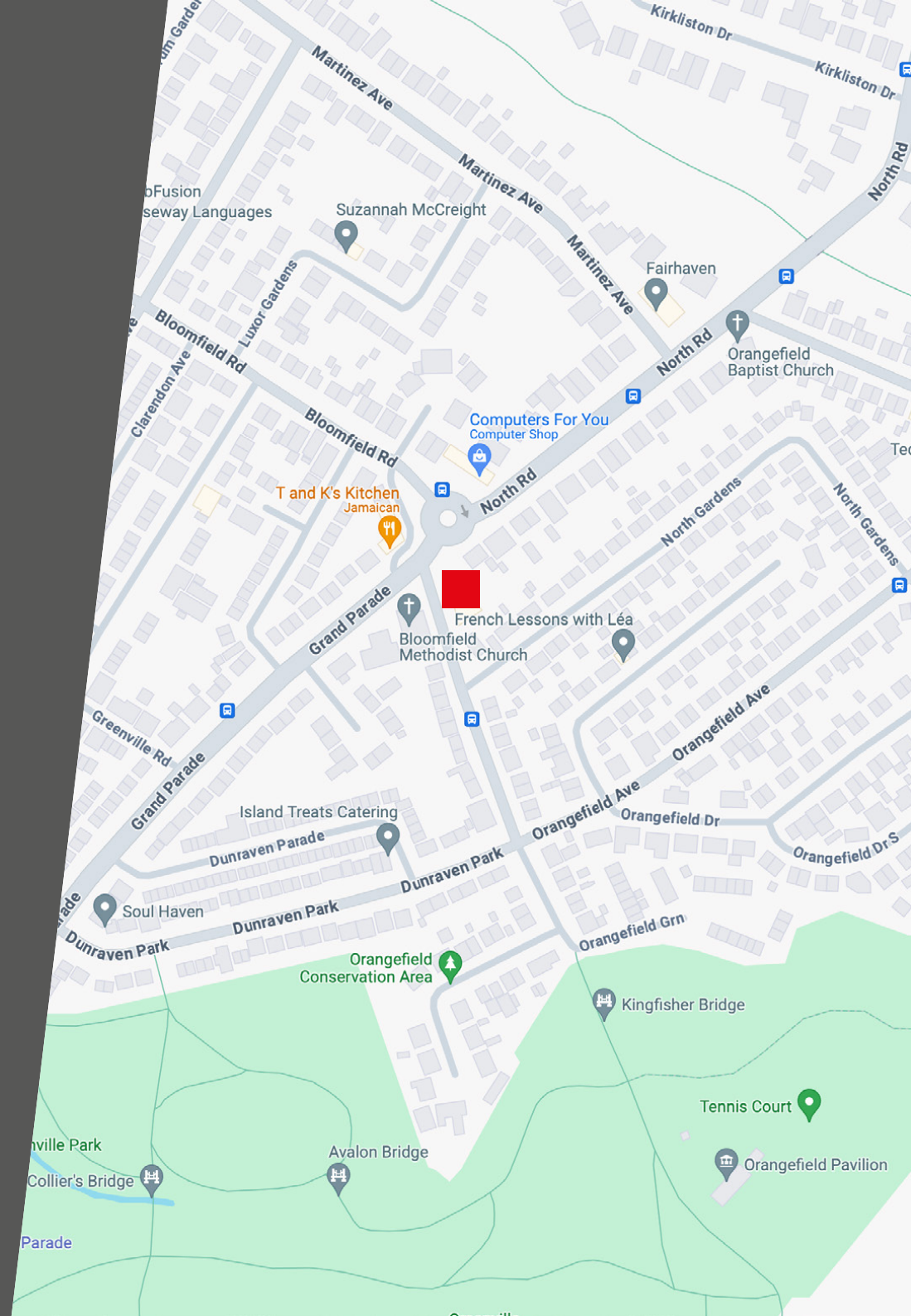
Location

Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20-minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles southeast of Derry/Londonderry.

The subject property occupies a highly accessible location in East Belfast, providing quick and ease of access to and from Belfast City centre. The immediate area comprises a mix of commercial occupiers and residential housing. Nearby occupiers include, Bloomfield Methodist Church, Golden Sun Chinese, Cut'n Crew, Golden Bowl, and Jade Eaton Photography.



For identification purposes only.



For Sale Fully Let Retail Investment

2-10 Orangefield Lane, Belfast, BT5 6BW

Description

The subject property comprises of five adjoining single storey commercial premises. Each of the premises are currently occupied providing for a good tenant mix, including a barber that trades as 'Holdfast', a café that trades as 'Late', a hair salon that trades as 'Hair City', a butcher that trades as 'Orangefield Butchers', and a mini market that trades as 'Nearby'. Each of the premises are fitted out to a good standard, to suit the use of the operators.

Title

Assumed freehold/leasehold.

Price

Seeking offers in the region of £425,000 (Four Hundred and Twenty Five Thousand Pounds) exclusive of VAT and subject to contract. An acquisition at this level reflects an attractive net initial yield of 8.59%, after purchaser costs of 4.03%.

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



For Sale Fully Let Retail Investment

2-10 Orangefield Lane, Belfast, BT5 6BW

Address	Tenant	Area (NIA)	Term	Lease Commence Date	Lease Expiry	Current Rent PA	Rates Payable 24-25	Comments
2-4 Orangefield Lane, Belfast, BT5 6BW	Holdfast Orangefield Limited trading as Holdfast	1,050 sq ft	2 years and 11 months	01.06.2023	30.04.2026	£11,000	£5,723.91	Full Repairing and Insuring Use: Barber Shop and Cafe.
6 Orangefield Lane, Belfast, BT5 6BW	Private Individual trading as Hair City	450 sq ft	5 years	01.12.2024	30.11.2029	£8,500	£3,056.75	Full Repairing and Insuring Use: Hair Salon
8 Orangefield Lane, Belfast, BT5 6BW	Private Individual trading as Orangefield Butchers	703 sq ft	5 years	01.12.2024	30.11.2029	£9,500	£3,895.85	Full Repairing and Insuring Use: Butchers
10 Orangefield Lane, Belfast, BT5 6BW	Private Individual trading as Nearby Mini Market	555 sq ft	5 years	01.12.2024	30.11.2029	£9,000	£3,116.68	Full Repairing and Insuring Use: Newsagents/Grocery Store
Total						£38,000		

*Copy of leases can be provided, following an accompanied viewing of the premises.



For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Molly Willis
07534 181029
mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

