

FOR SALE

RETAIL AND OFFICE INVESTMENT

180-186 LISBURN ROAD
BELFAST

Campbell
Cairns
Commercial

028 9024 9024



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180-186 LISBURN ROAD, BELFAST



LOCATION

The property is located approximately 1.5 miles from the city centre on the Lisburn Road, which is one of the main arterial routes from South Belfast into the City Centre and is considered one of Belfast's most popular suburban retail/office and restaurant locations. Nearby occupiers include, Tesco, Caffè Nero and Shu Restaurant.

DESCRIPTION

180 - 186 Lisburn Road comprises 4 no red brick 3 storey (plus part basement) terraced properties offering quality restaurant, retail and office accommodation. The property is let producing a gross rental income of £180,780 per annum. (rising to £215,780pa when Basement let at the ERV).



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TENANCY SCHEDULE

180/182 Lisburn Road

Floor	Tenant	Rent (Gross)	Term
Basement	Vacant	£35,000pa (ERV)	-
Ground Floor	Ivy & White	£22,200pa	5 yrs from 01/04/2022

180 Lisburn Road

Floor	Tenant	Rent (Gross)	Term
First Floor	The Brow Artisan	£4,500pa	3 yrs from 14/11/2023
First Floor	Vivo Clinic	£4,800pa	1 yr from 01/12/2018
First Floor	Hot Sauce Pictures Ltd	£5,400pa	1 yr from 01/04/2023
First Floor	Declan Curtis	£4,200pa	1 yr from 01/02/2023
Second Floor	Quinn & McAleer	£9,000pa	1 yr 01/08/2018

182 Lisburn Road

Floor	Tenant	Rent (Gross)	Term
First Floor	Lisa Parry	£4,200pa	1 yr from 01/09/2022
First Floor	Lisa Kirkwood	£5,400pa	1 yr from 14/11/2023
First Floor	NYC Nails	£4,896pa	6 Months 26/02/2024
First Floor	Una Leonard	£6,048pa	2 yrs from 01/01/2024
First Floor	James Armstrong	£4,896pa	2 yrs from 01/02/2024
Second Floor	Indaver	£15,000pa	1 yr from 01/01/2017

184 Lisburn Road

Floor	Tenant	Rent (Gross)	Term
Ground Floor	Fraser Nolan Shutter	£16,800pa	1 yr from 01/03/2023
Ground Floor	The Clinic	£8,400pa	1 yr from 16/12/2022
First Floor	Healthy Mind Coaching	£3,600pa	1 yr from 27/12/2022
First Floor	Bennet Estate Agent	£13,500pa	1 yr from 01/01/2023
Second Floor	Bradley McClure	£10,200pa	5 yrs from 01/05/2018 then month to month

186 Lisburn Road

Floor	Tenant	Rent (Gross)	Term
Ground Floor	Conor Heaney	£12,000pa	3 yrs from 01/07/2021
Ground Floor	Patricia Jamshidi	£3,600pa	1 yr from 01/12/2022
First Floor	Home Instead	£12,000pa	2 yrs from 01/01/2022
First Floor	Bradley McClure	£10,140pa	1 yr from 03/09/2008

Current Approximate Landlord Annual Costs

Electricity	£2,962
Water	£625
Flogas	£2,470
Oil	£1,525
Rates	£5,950
Insurance	£2,265
Total	£15,797pa

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ACCOMMODATION

The building provides the following net internal areas:

180/182 Lisburn Road Belfast	Basement (Restaurant)	2,026 sq ft
	Ground Floor (Ivy & White)	1,229 sq ft
180 Lisburn Road Belfast	First Floor	629 sq ft
	Second Floor	431 sq ft
182 Lisburn Road Belfast	Ground Floor	129 sq ft
	First Floor	565 sq ft
	Second Floor	452 sq ft
184 Lisburn Road Belfast	Ground Floor	455 sq ft
	First Floor	521 sq ft
	Second Floor	610 sq ft
186 Lisburn Road Belfast	Ground Floor	529 sq ft
	First Floor	593 sq ft
	Second Floor	610 sq ft
Total		8,779 sq ft

RATES

The NAV of the property are currently assessed as:

Basement 180/182 Lisburn Road	£16,500
Ground Floor 180/182 Lisburn Road	£9,600
Upper Floors 180 Lisburn Road	£8,800
Upper Floors 182 Lisburn Road	£10,450
184 Lisburn Road	£16,750
186 Lisburn Road	£18,800

Sale Details

Price: £1.8m

Title: Freehold or long leasehold subject to a nominal ground rent.

VAT: Prices rentals and outgoing do not include VAT which may be chargeable.

VIEWING

Appointments can be made through Campbell Cairns (Tel: 028 9024 9024).





For viewing appointments please contact:

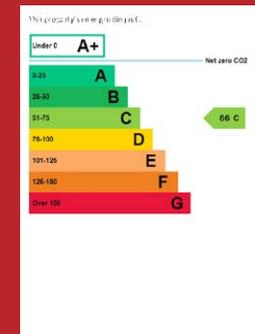
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EPC



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