



Excellent Neighbourhood Retail Investment

Property Highlights

- Prominent retail parade on this busy & popular south Belfast street which links the Ormeau Road and Annadale Embankment.
- Comprised of three units let on Full Repairing & Insuring terms.
- Combined rent of £32,300 per annum exclusive.
- Offers in the region of £350,000 exclusive, subject to contract.

For more information, please contact:

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Location

The property occupies a prominent position on Sunnyside Street, a popular and busy area in south Belfast linking the Ormeau Road and Annadale Embankment, approximately 1.5 miles from the City Centre.

The surrounding area is characterised by a vibrant mix of retail, food and service occupiers and a high density residential population.

Description

The subject property comprises a fully let single storey terrace of three self-contained retail units, of traditional brickwork construction with pitched tiled roofs, rendered front facades and glazed shop fronts.

Situated at the corner of Sunnyside Street and Sunnyside Drive, the property occupies a site area of approximately 216 sqm (2,336 sqft) to include an area between the building line and the public footpath.

57 Sunnyside Street – Fitted as a nail salon with staff kitchen and WC to the rear. Finishes include plastered & painted walls and ceilings, feature lighting and laminate floor coverings.

59 Sunnyside Street – Fitted as a hot food takeaway, with customer waiting, servery, kitchen/prep areas and staff WC. Finishes include tiled floors and walls, suspended ceilings and recessed lighting to the customer areas, laminate floors and PVC clad walls and ceilings to the servery and kitchen/prep areas.

61 Sunnyside Street – Fitted as a hot food takeaway, with customer waiting, servery, kitchen/prep area, stores and staff WC. Finishes include laminate floors, PVC clad walls and ceilings and fluorescent strip lighting.

Accommodation

The units provide the following approximate internal areas:

Address	Description	Sq Ft	Sq M
57 Sunnyside Street	Ground Floor Salon	328	30.47
59 Sunnyside Street	Ground Floor Hot Food Takeaway	360	33.44
61 Sunnyside Street	Ground Floor Hot Food Takeaway	432	40.12
*WCs reflected		1,120	104.03

Tenancy Information

The units are let on Full Repairing & Insuring Terms, at a combined rent of £32,300 per annum exclusive.

Tenancy information is available on request to genuinely interested parties.

Please contact the agent to discuss.

Title

We are advised that the property is held Long Leasehold.

Price

Offers are sought in the region of £350,000 exclusive, subject to contract.

A purchase at this level would reflect a net initial yield of c. 8.89% after standard purchasers costs of c. 3.80%.

EPC

Copies of the Energy Performance Certificates are available on request. The EPC ratings are as follows:

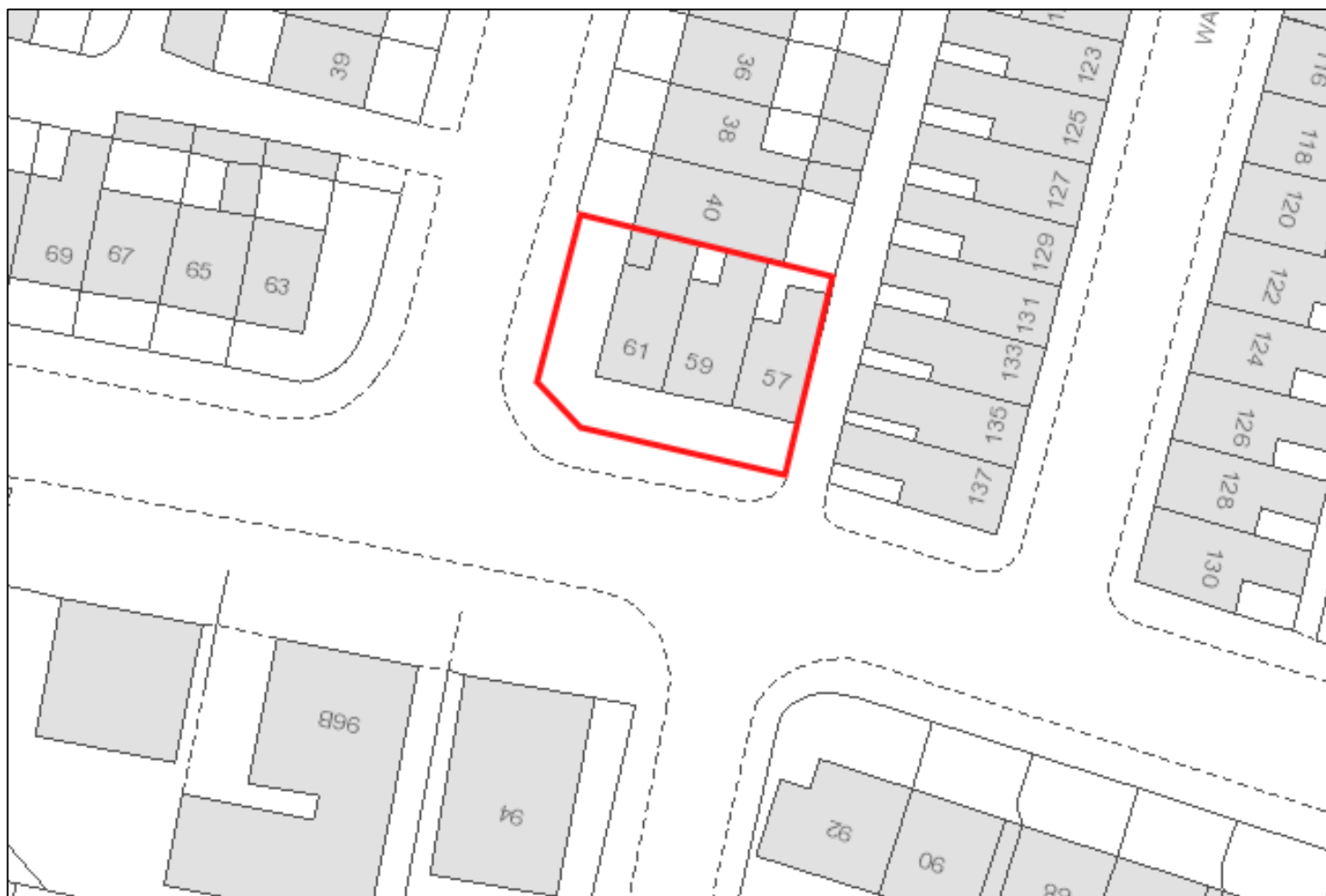
No. 57 – E125

No. 59 – E123

No. 61 – F136

VAT

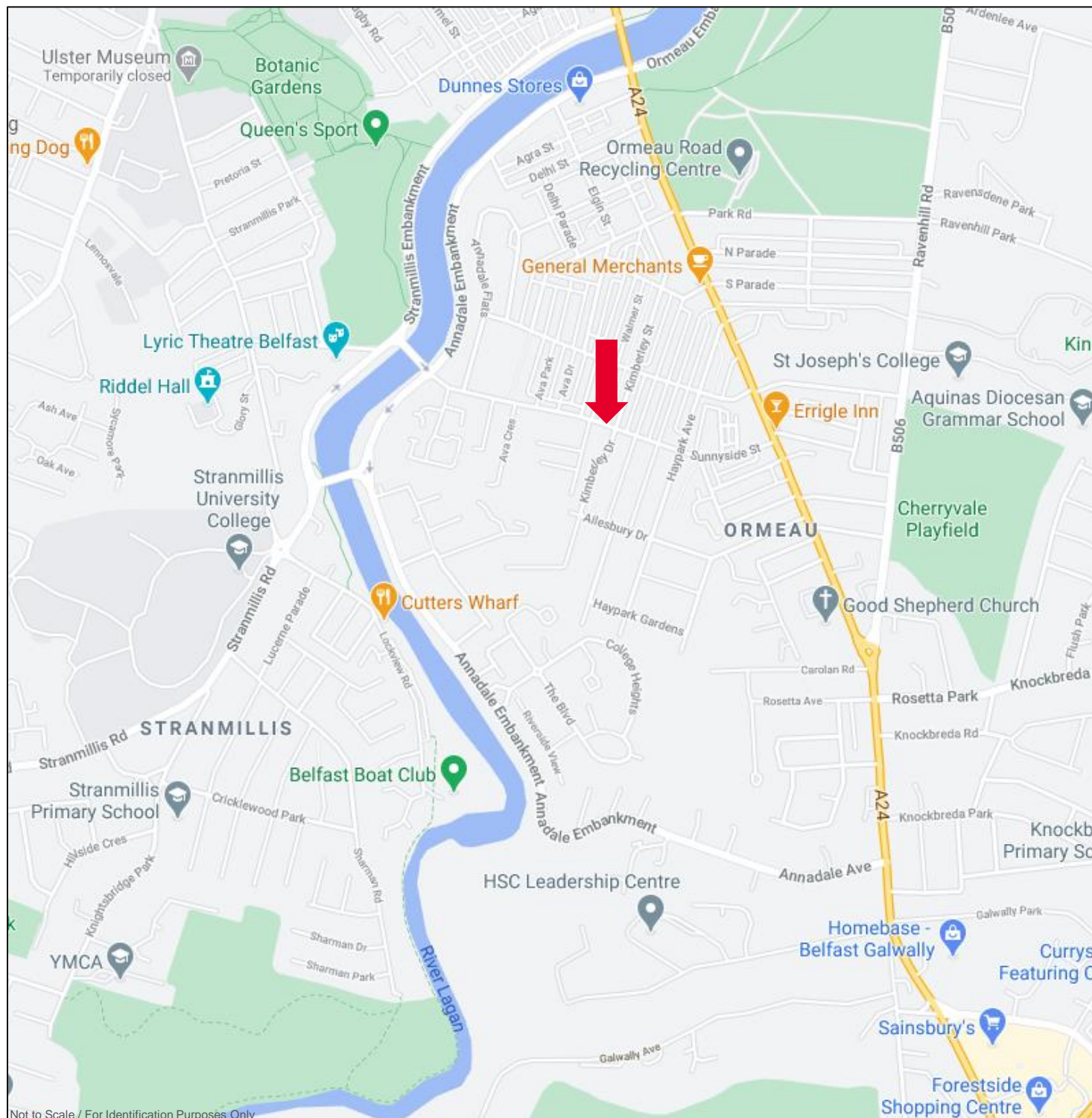
We are advised that the property is not elected for VAT.



Not to Scale / For Identification Purposes Only

FOR SALE

**57-61 Sunnyside Street,
Belfast, BT7 3EG**



Not to Scale / For Identification Purposes Only

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Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the 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/uk/si/2017/692/made>. 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.