



Excellent Showroom/ Warehouse Facility

Property Highlights

- Very prominent position on the main Sydenham Road.
- High profile return frontage to Sydenham Bypass/ M3 Motorway towards George Best Belfast City Airport.
- On-site parking.
- Building extends to approximately 4,790 sqft (445.10 sqm).

For more information, please contact:

Robert Toland
028 9023 3455
robert.toland@cushwake-ni.com

Alicia Niedzialkowska
028 9023 3455
alicia.niedzialkowska@cushwake-ni.com

cushmanwakefield-ni.com

FOR SALE / TO LET

75 Sydenham Road Belfast, BT3 9DJ

Location

The subject property is located on the main Sydenham Road close to its junction with Dee Street and the Sydenham Bypass. The property has extensive return frontage to the Sydenham Bypass/ M3 and therefore great signage opportunities.

The location is opposite the Titanic Quarter development in Belfast which is one of the foremost waterside developments in Europe, offering commercial, residential and industrial uses as well as leisure uses.

The main NI Porsche and Audi dealerships are directly opposite.

Description

The property comprises a warehouse to the rear and two-storey office/ showroom space to the front. The property has a roller shutter door and pedestrian access to the front.

Eminently suitable for many uses from trade counter, showroom, warehouse, stores and offices.

Accommodation

The premises provides the following approximate areas:

Description	Sq Ft	Sq M
Ground Floor Reception	105	9.80
Ground Floor Office 1	132	12.30
Ground Floor Office 2	234	21.70
Warehouse & Loading	3,639	338.10
First Floor Office	680	63.20
Total	4,790	445.10

Lease Details

Term	By Negotiation.
Rent	£25,000 per annum exclusive.
Repairs	Full Repairing Terms.
Buildings Insurance	Tenant to reimburse the Landlord in respect of the buildings insurance.
Ground Rent	Estimated at approx. £4,000 p.a.x.

Title

The property is held by way of a long lease, subject to a ground rent of approximately £4,000 pax.

Price

Offers in excess of £275,000 exclusive, subject to contract.

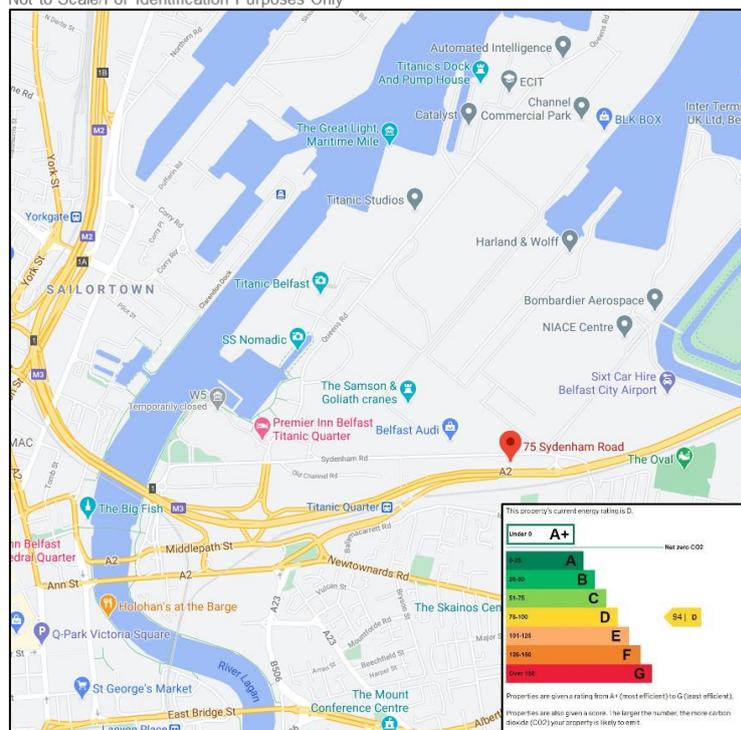
NAV

We are advised by Land & Property Services that the Net Annual Value for the suite is £14,600 resulting in rates payable of approximately £7,930 for 2021/22.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Not to Scale/For Identification Purposes Only



"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- rents quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

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.