



5 NORTHERN ROAD BELFAST BT3 9AL

Location

The property is located within Belfast harbour, fronting onto Northern Road approximately 1 mile from Belfast City Centre. The area is in close proximity to Fortwilliam roundabout, the main motorway networks and Belfast Port, providing ease of access to the rest of the province.

Neighbouring occupiers include Translink, Modern Tyres, United Molasses Ireland and Irvin & Sellers..

Description

The property comprises a single storey office building of traditional brick construction with a pitched roof. The front portion of the property comprises a spacious open plan office area and reception with two further private offices, a kitchen and toilet facilities located at the rear of the property.

The layout of the property would suit a variety of office / commercial occupiers subject to any statutory consents. Internally the property requires full refurbishment.

Accommodation

The approximate net internal floor areas are as follows:-

Description	Sq M	Sq Ft
Offices	85.40	919
Stores	30.40	327
Kitchen	3.10	33
Total	118.90	1,279

Rates

NAV: £6,500
Rate in £ (2019/2020): 0.614135
Rates Payable: £3,991.88 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Price

Inviting offers in the region of £80,000.

Tenure

The head landlord (Belfast Harbour Commissioners) has indicated that they would be prepared to grant a new lease for the long leasehold interest in the property incorporating a ground rent liability of £1,750 per annum plus VAT, subject to terms being agreed.

VAT

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

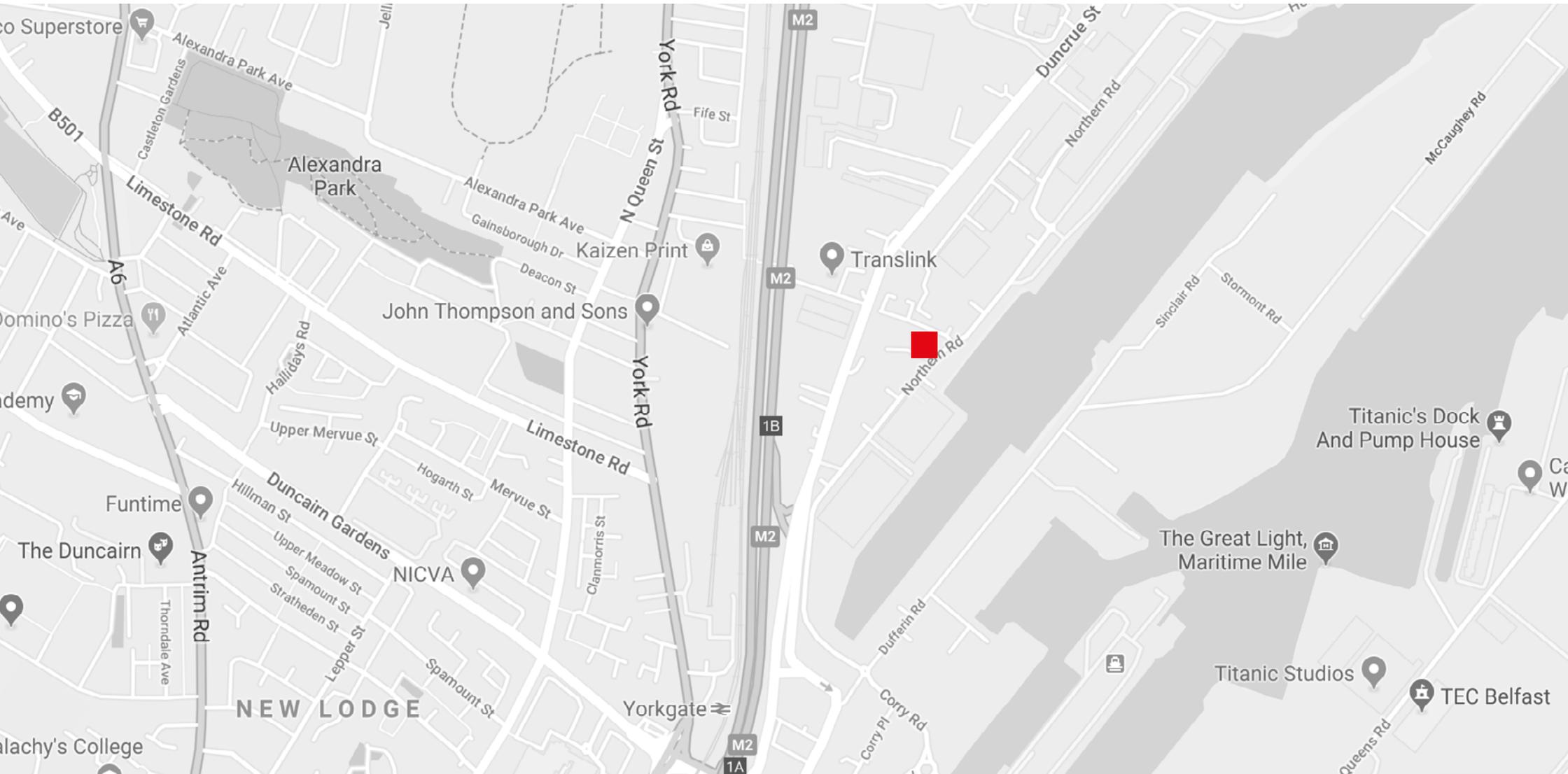
Viewing

Strictly by appointment with the sole selling agents.

Frazer Kidd

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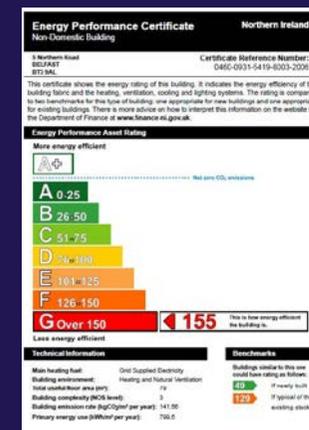
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EPC



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