



101 & 101A CREGAGH ROAD BELFAST BT6 8PY



Summary

- Fully let investment opportunity comprising a ground floor retail premises and a 3-bedroom apartment.
 - Currently producing a total income of £11,440 per annum.
 - Situated fronting onto the Cregagh Road, directly opposite B & M Bargains.
- An extremely popular area for young professionals, providing ease of access to Belfast City centre.
 - Nearby amenities include the Kingspan Rugby Stadium, Lisnasharragh Leisure Centre, Ormeau Park and the Belfast Metropolitan College.

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Location

The property is located on the Cregagh Road, approximately 1.5 miles from Belfast City Centre. The Cregagh Road fulfils an important local retail function and is one of the most prominent routes to the city centre.

The subject property is positioned within a prominent parade of mixed use commercial and residential premises fronting onto the Cregagh road, directly opposite B & M Bargains. Other surrounding occupiers include The Co-Op, Boots, Pooler Estate Agents, Iceland and Wyse Byse.

Nearby amenities include the Kingspan Stadium, the home of Ulster Rugby, Lisnasharragh Leisure Centre, a new £20 million facility, Ormeau Park and the Belfast Metropolitan College..

Description

The ground floor comprises a retail premises, with an open plan sales area and a rear store. The property is finished to a good standard to include, plastered and painted walls, suspended ceilings with integrated fluorescent strip lighting, wooden laminate flooring, an electric roller shutter door and a gas central heating.

The first and second floors comprise a 3-bedroom apartment with a self-contained ground floor entrance. The apartment is currently let and is in a good state of repair throughout, comprising a living room, kitchen, bathroom and one bedroom on the first floor and two further bedrooms on the second floor. The apartment is fitted with gas central heating.

Price

Inviting offers in the region of £135,000.

VAT

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

Rates

101 Cregagh Road

NAV: £5,400

Non-Domestic Rate in £ (20-21): 0.538166

Rates Payable: £2,906.10 per annum

101A Cregagh Road

Capital Value: £70,000

Domestic Rate in £ (20-21): 0.007968

Rates Payable: £557.76 per annum

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

Title

Assumed Freehold.

Viewing

Strictly by appointment with the Sole Selling Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



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Tenancy Schedule

ADDRESS	TENANT	AREA (SQ FT)	TERM	RENT (PA)	COMMENTS
Ground Floor 101 Cregagh Road Belfast	Edyta Dabrowska t/a Hab & Fab	393	3 years from 20/03/2018	£5,500	Use – Sale of fabric and haberdashery. Internal Internal repairing & insuring lease with service charge.
1st & 2nd Floor 101A Cregagh Road Belfast	Samuele Peano & Veronica Porrelli	627	12-month agreement from 01/02/2020	£5,940	Landlord responsible for payment of rates and the building insurance premium.
Total				£11,440	

*A copy of the respective tenancy agreements can be provided upon request.



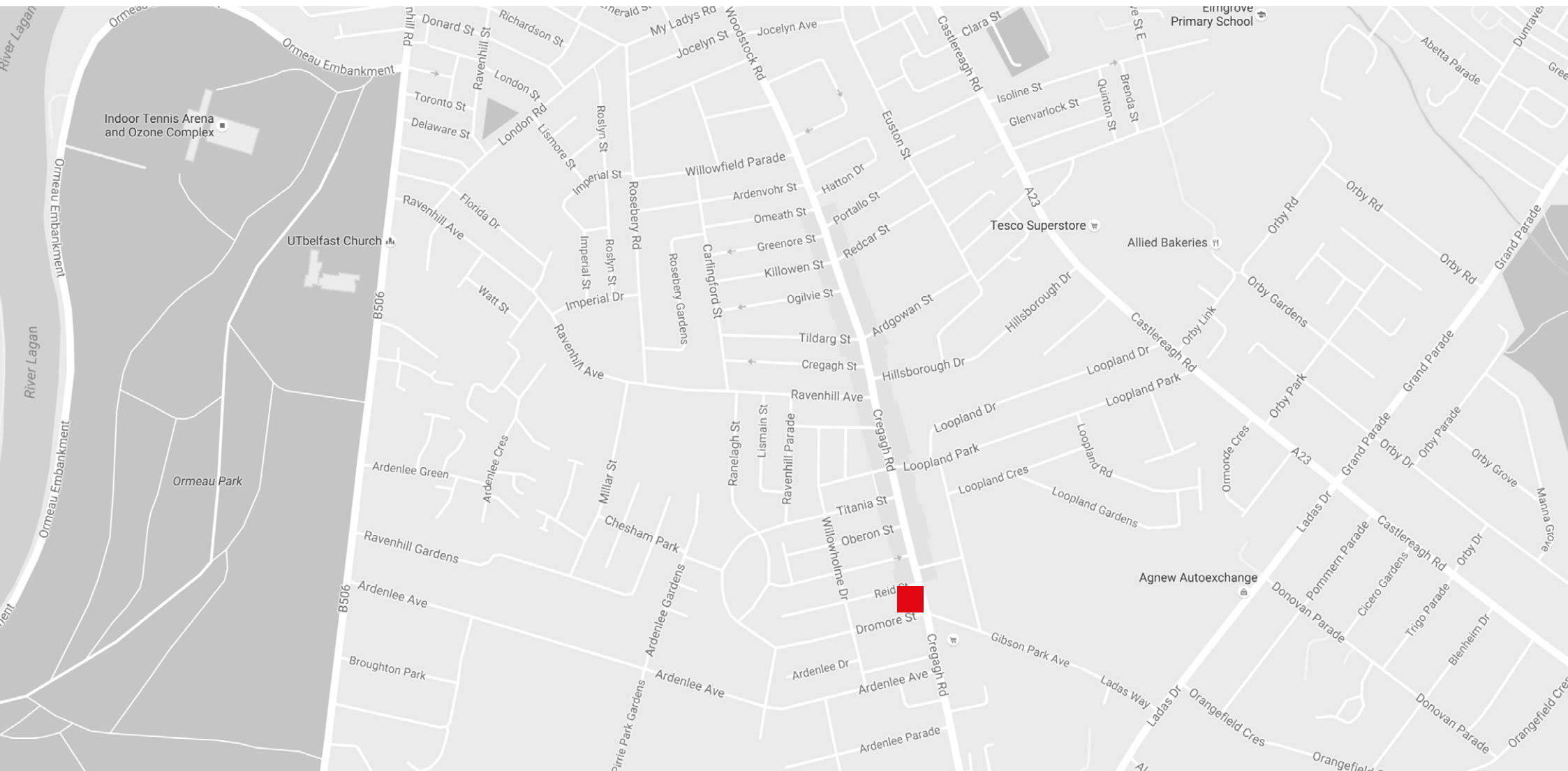
IMAGES- 101A Cregagh Road

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Surrounding Occupiers



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For further information please contact:

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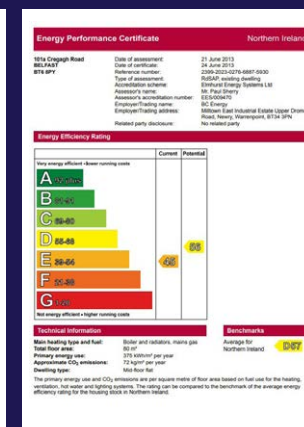
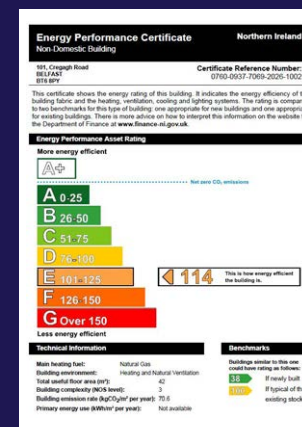
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EPC



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