

**FOR SALE - INVESTMENT OPPORTUNITY**

25 CREGAGH ROAD, BELFAST, BT6 8PX





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## Summary

- Situated on the Cregagh road within 1.5 miles of Belfast City Centre.
  - Three-storey commercial premises let to Bronze (NI) Ltd t/a Bronze Tanning & Beauty.
    - Current rent of £7,500 pa increases on 1st December 2022 to £9,500 pa.
    - Lease expires on 30th November 2027.
  - Nearby retailers include Kaffe O, Boots, B&M Bargains, Wyse Byse and Iceland.
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### Location

The property is located on the Cregagh road, conveniently situated c. 1.5 miles from Belfast City Centre, which is easily accessible on foot or by public transport.

The Cregagh road fulfils an important local retail function for surrounding homeowners and is an extremely popular area for young professionals, providing ease of access to Belfast City centre.

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

### Description

The property comprises a prominent retail/commercial premises over three floors extending to approximately 1,588 sq ft.

Internally the property is fitted to a high standard throughout with the ground floor comprising an open plan shop floor with 8 No. private sunbed rooms, and a staff kitchen and toilet situated at the rear of the property. The first floor comprises an open plan treatment area and two treatment rooms. The 2nd floor comprises of two further treatment rooms and an office.

### Accommodation

The property comprises of the following Net Internal Areas: -

Floor	Sq M	Sq Ft
Ground	84.09	906
First	36.98	398
Second	26.40	284
<b>Total Approximate Area</b>	<b>147.47</b>	<b>1,588</b>

### Tenancy Details

<b>Tenant:</b>	Bronze (NI) Limited T/A Bronze Tanning & Beauty.
<b>Term:</b>	10 Years from 1st December 2017.
<b>Current Rent:</b>	£7,500 pa until 30th November 2022.
<b>Increased Rent:</b>	£9,500 pa from 1st December 2022 onwards.
<b>Rates:</b>	Tenant responsible for payment of rates estimated to be £6,557 for the year 2022-23.
<b>Repair:</b>	IRI with service charge payable towards exterior repairs.

### Title

Assumed Freehold.

### Price

Inviting offers in the region of £140,000.

### VAT

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

### Viewing

Strictly by appointment with the sole selling agents-

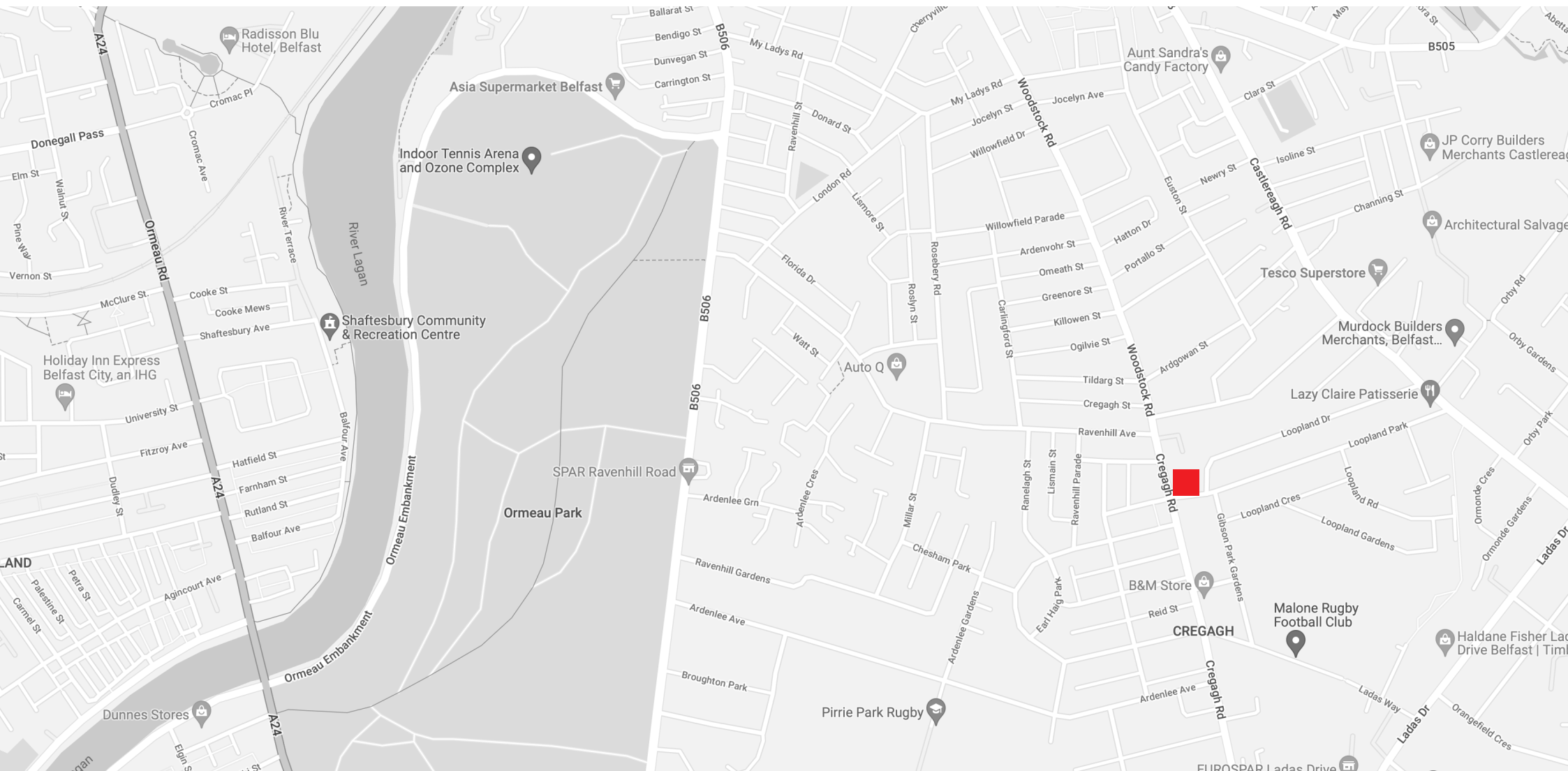
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Energy performance certificate (EPC)		
Building name 100 Victoria Road London, SE1 1AB	Property type <b>E</b>	Issue date 1 May 2018 Certificate valid until 01 May 2028
Property type A12C Hotel and Financial/Institutional services		
Total floor area 170 square metres		
<b>Energy efficiency rating for this property</b> This property's current energy rating is C.		
Properties are also given a score. This helps the landlord to more easily identify (EPC) the property to let or rent.		
<b>How this property compares to others</b> Properties similar to this one could have ratings:		
Energy label:		
Typical of the existing stock		

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