



For Sale Retail Investment

34 & 34A Botanic Avenue, Belfast BT7 1JQ



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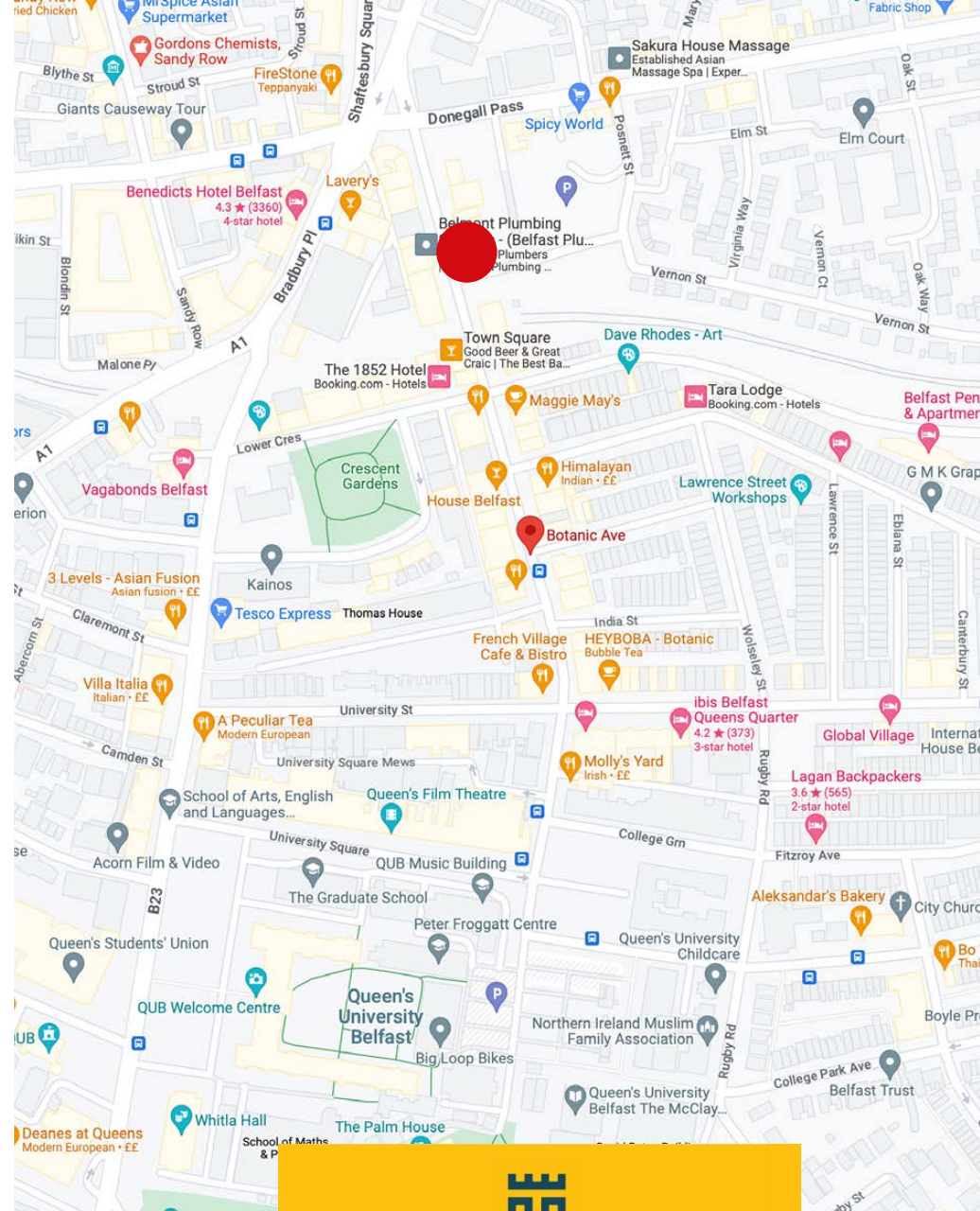
028 90 500 100

DESCRIPTION

- The subject premises comprises a 3-storey end terrace retail and office building with rear return, totalling approximately 143.86 m² (1,549 ft²).
- The premises are currently partly let to Marie Curie who occupy the ground and part of the first floor, with the remainder of the upper floors being occupied by Mandarin Massage.
- On the side elevation fronting onto Posnett Street and facing towards Botanic Railway Station, is a digital 96 sheet advertising hoarding which is currently let to Clear Channel and producing a rental of £10,000 per annum, exclusive.

LOCATION

- The subject premises is located on Botanic Avenue at the junction of Posnett Street in South Belfast.
- Botanic Avenue is located in close proximity to Queen's University and approximately 0.75 miles from the City Centre.
- Botanic Avenue boasts popular bars, restaurants and coffee shops.
- Occupiers in the Botanic Avenue and the immediate area include Greggs, Spar, Caffè Nero, Russells and a large number of restaurants/coffee shops including Kaffe O, Boojum, French Village and The Other Place, while the street and avenues in the locality comprises mix of office and residential uses.
- Botanic Avenue has benefitted from considerable investment in recent years to include Aster House, (253 bed purpose-built student accommodation complex) and the proposed new 165 room hotel development, which is due to commence shortly.



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ACCOMMODATION

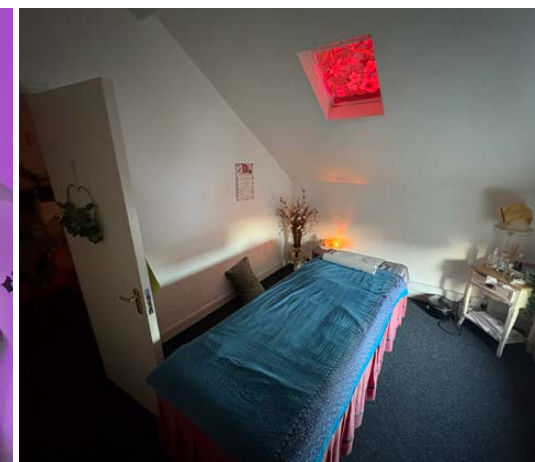
Description	Sq M	Sq Ft
34 Botanic Avenue (Marie Curie)		
Ground Floor	55.65	599
First Floor	19.42	209
Net Internal Area	75.07	808
34a Botanic Avenue (Mandarin Massage)		
First Floor	34.52	372
First Floor Return	6.96	75
Second Floor	27.31	294
Net Internal Area	68.79	741
Total Net Internal Area	143.86	1,549



Ground Floor



First Floor



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LEASE DETAILS

34 Botanic Avenue - Ground Floor

Tenant:	Marie Curie
Term:	10 years from 1st December 2017
Rent:	£20,000 per annum, exclusive
Repairs & Insurance:	Tenant responsible for internal repairs to the premises and reimbursement of a fair proportion of building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the Landlord's cost of external repairs, agent's management fees and any other reasonable outgoings of the Landlord.

34a Botanic Avenue - 1st & 2nd Floors

Tenant:	Ms Zheng Quinn & Ms Hong Jiao He
Term:	3 years from 17th April 2023
Rent:	£7,500 per annum, exclusive
Repairs & Insurance:	Tenant responsible for internal repairs to the premises and reimbursement of a fair proportion of building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the Landlord's cost of external repairs, agent's management fees and any other reasonable outgoings of the Landlord.

Advertising Panel

Tenant:	Clear Channel NI Ltd
Term:	10 years from 1st February 2025
Rent:	£10,000 per annum, exclusive

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

RATES INFORMATION

We understand from Land & Property Services that the Net Annual Values are as follows:

34 Botanic Avenue

Ground Floor & Part First Floor = £14,900

34A Botanic Avenue

First & Second Floors = £3,450

Rate in £ 2025/26 = 0.626592

Estimated rates payable 2025/26

34 Botanic Avenue

Ground Floor & Part First Floor = £7,470 (following small business rates relief)

34A Botanic Avenue

First & Second Floors = £1,621 (following small business rates relief)

Note: Interested parties should make their own enquiries with Land & Property Services.

PRICE

We are seeking offers in excess of £475,000, exclusive of VAT.

VAT

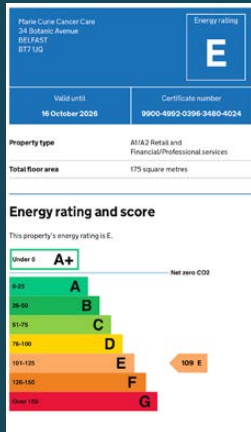
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

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EPC



CONTACT

For further information or to arrange a viewing contact:

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