

TO LET/ FOR SALE

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100



COMMERCIAL UNIT

**UNIT 5
GRAHAM INDUSTRIAL
PARK
BELFAST
BT3 9LP**

c. 380 M² (4,087 FT²)



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LOCATION

- The unit is located in Graham Industrial Park, part of the Duncrue Industrial Estate, one of Belfast's principal warehouse, distribution and trade counter locations.
- The Estate occupies a highly accessible location off the Fortwilliam Interchange (Junction 1) of the M2 Motorway and adjacent to the Port of Belfast.
- Other occupiers in the vicinity include Hellermann Tyton, Bath Shack and Truck Contracts.

DESCRIPTION

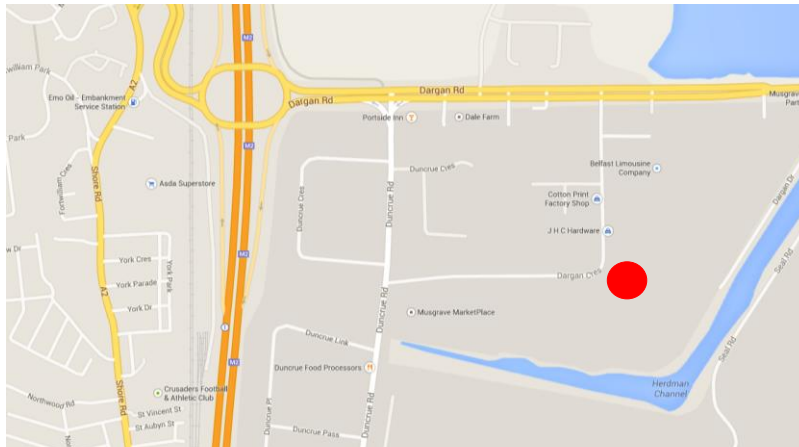
- The unit is constructed of a steel portal frame with full length inner block walls and external profiled metal cladding.
- Internally the unit is finished to include; carpeted floors throughout, plastered and painted walls. The ceiling on the ground floor is a suspended ceiling with fluorescent strip lighting, whilst the ceiling on the first floor is plastered and painted and also has fluorescent strip lighting.

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COMMERCIAL UNIT UNIT 5 GRAHAM INDUSTRIAL PARK



LEASE DETAILS

Term:
5 years.

Rent:
£10,500 per annum,
exclusive.

Rent Review:
Upwards only every 5 years.

Repairs & Insurance:
Tenant to be responsible for all repairs to the building and reimbursement of the building insurance premium to the Landlord.

Service Charge:
Levied to cover the Head Landlords outgoings in relation to the upkeep and maintenance of the common areas in the Industrial Park, this is currently £210 per quarter.

VAT:

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

ACCOMMODATION

Ground Floor	Area
Showroom	– c202.24m ² (2,176ft ²)
Private Office	– c 10.17m ² (109ft ²)
First Floor	Area
Showroom	– c163.51m ² (1,759ft ²)
Private office	– c 21.45m ² (231ft ²)
Store	– c 12.23m ² (1,321ft ²)
Kitchen	– c 5.25m ² (56ft ²)
TOTAL AREA (ENTIRE BUILDING)	– c415.00m² (4,464ft²)

SALES DETAILS

Price: Offers of £99,950 exclusive, and above are invited.

Title:
Long Leasehold subject to a ground rent, which is currently £570.85 per quarter.

NET ANNUAL VALUE

NAV – £9,200
Rate in £ 2019/20 = 0.614135
Rates Payable 2019/20 = £4,520
(Including 20% Small Business Rates Relief)

EPC

