



For Sale Excellent Retail & Office Development
Rawdon Court, Main Street, Moira BT67 0LQ

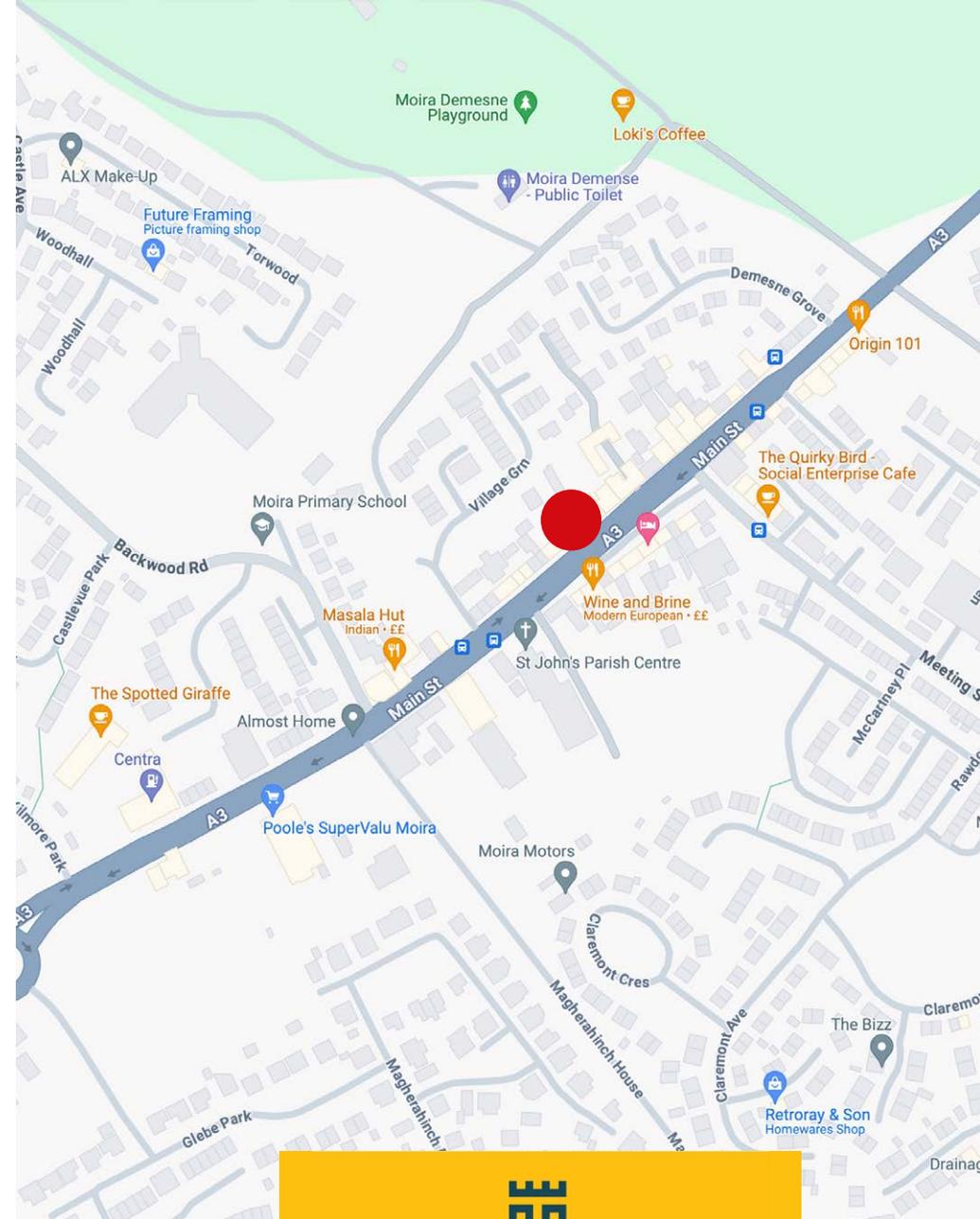


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LOCATION & DESCRIPTION

- Rawdon Court is a highly attractive 2 storey retail and office development which is located off Main Street in Moira. Moira is a thriving town 18 miles south-west of Belfast.
- The development is fully let producing a rental of £36,080 per annum, with potential to increase further when lease of Unit is renewed.
- Occupiers include BTY Cosmetics Ltd, a thriving independent cosmetic retailer, Bluebell Cottage, The Gallery Hair Consultants, Tate Stevenson Architects and Ispini Charcuterie.



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ACCOMMODATION & TENANCY SCHEDULE

Unit	Tenant	Area Sq Ft	Rent	Lease Start	Lease Expiry	Rent Review	Break Clause	Notes
1	Tate Stevenson Architects	1,300	£7,440	01.08.23	31.07.33	01.08.28	31.07.25 31.07.28 31.07.30	
2	Jane Houston t/a Bluebell	1,006	£8,000	03.08.15	02.08.19	N/A	N/A	Rolling lease after existing has expired. New lease currently being negotiated.
3	BTY Cosmetics Ltd	4,730	£7,800	16.05.22	15.05.27	N/A	N/A	
4	Ispini Charcuterie Ltd	694	£6,000	24.09.20	23.09.30	23.09.21	23.09.25	
5	Fionnula Owens t/a Gallery Hair Consultants	1,296	£6,840	01.08.23	31.07.33	01.08.28	31.07.28	
			£36,080					

*To note, lease provisions allow for reimbursement from tenants of insurance rent.

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REPAIRS

The Tenants are responsible for internal repairs only.

INSURANCE

The tenant reimburses the Landlord with a fair proportion of the insurance premium.

TITLE

Long Leasehold, subject to a nominal ground rent.

PRICE

Offers in the region of £430,000.

VAT

The property is not registered for VAT.



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EPC RATINGS

To Be Confirmed

CONTACT

For further information or to arrange a viewing contact:

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