



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**

[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

RETAIL INVESTMENT



## FOR SALE

### Single Let Investment Opportunity

2,941 sq ft (273.02 sq m)

**50 Dublin Road  
Belfast  
BT2 7HN**



- Rental income of £27,000 p.a exclusive
- Self contained restaurant unit
- Prominent location in a densely populated area
- Property extends to 2,941 sq ft



The Independent  
Commercial Property  
Consultants Network

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29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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## LOCATION

The property occupies a prominent position on the Dublin Road which is one of Belfast's busiest commercial hubs and links the city centre to south Belfast.

This area of the city has undergone significant redevelopment in recent times with a number of residential developments.

Neighbouring occupiers include Tesco, Movie House Cinema, Oxfam, Subway and Botanic Studios.

## THE PROPERTY

Substantial three storey property with restaurant on the ground floor and office/storage accommodation on the upper floors. The property is let to long established restaurateur.

The property comprises a self contained ground floor restaurant unit which is well presented throughout and fitted to include decorative lighting, plastered /painted walls, tiled floor and carpet. Separate store and W.C facilities are contained at first floor.

## TENANCY

Mr Prateep Sutthakorn t/a Thai Village occupy the premises under a 10 year full repairing and insuring lease, from 1st February 2014, at a passing rent of £27,000 per annum excl.

## ACCOMMODATION

<u>Ground Floor</u>	<b>Sq.m</b>	<b>Sq. ft</b>
Lobby	3.43	37
Restaurant	100.7	1,085
Store	1.85	20
Kitchen	57.1	615
Store	4.18	45
Store	4.08	44
Yard	—	—
 <u>First Floor</u>		
Office	42.9	462
Store	3.71	40
Store	3.53	38
Store	7.98	86
Customer Toilets	—	—
 <u>Second Floor</u>		
Office 1	29.35	316
Office 2	14.21	153
<b>TOTAL</b>	<b>273.02</b>	<b>2,941</b>



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## TITLE

Assumed freehold or long leasehold

## VAT

The property has not been elected for VAT and therefore VAT will NOT be payable on the purchase price.

## PROPOSAL

**Offers are invited in excess of £395,000** - a purchase at this level would reflect an attractive **net initial yield of 6.56%** assuming purchaser's costs of 4.14%.

## RATES

Net Annual Value: £21,300

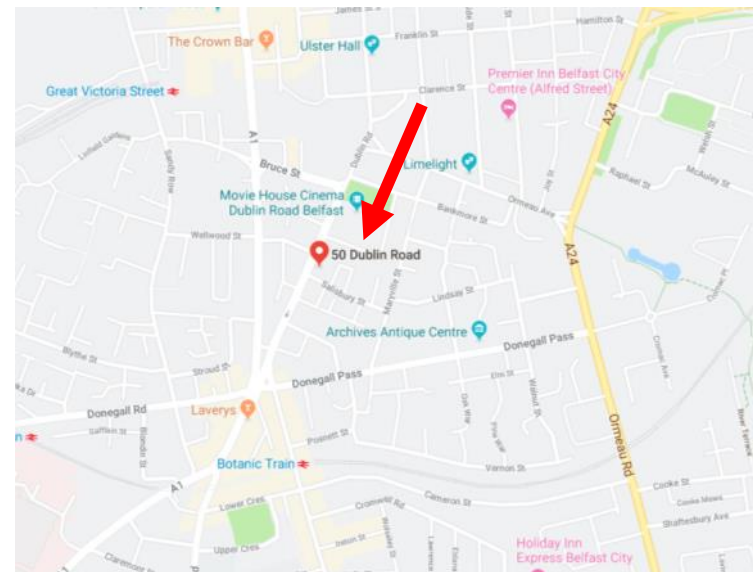
Rate in £ 2020/21: 0.538166

Rates payable 2019/20: £11,463

Interested parties are advised to make their own enquiries in relation to rates.



## LOCATION MAP



## VIEWING

**Strictly by appointment through McConnell Chartered Surveyors**

Contact: Andrew Agnew or Rory Clark

Tel: 028 90 205 900

Email: [andrew.agnew@mcconnellproperty.com](mailto:andrew.agnew@mcconnellproperty.com)

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