



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE

Fully Let Residential Portfolio Comprising Six 4 Bed Apartments and Two 3 Bed Apartments

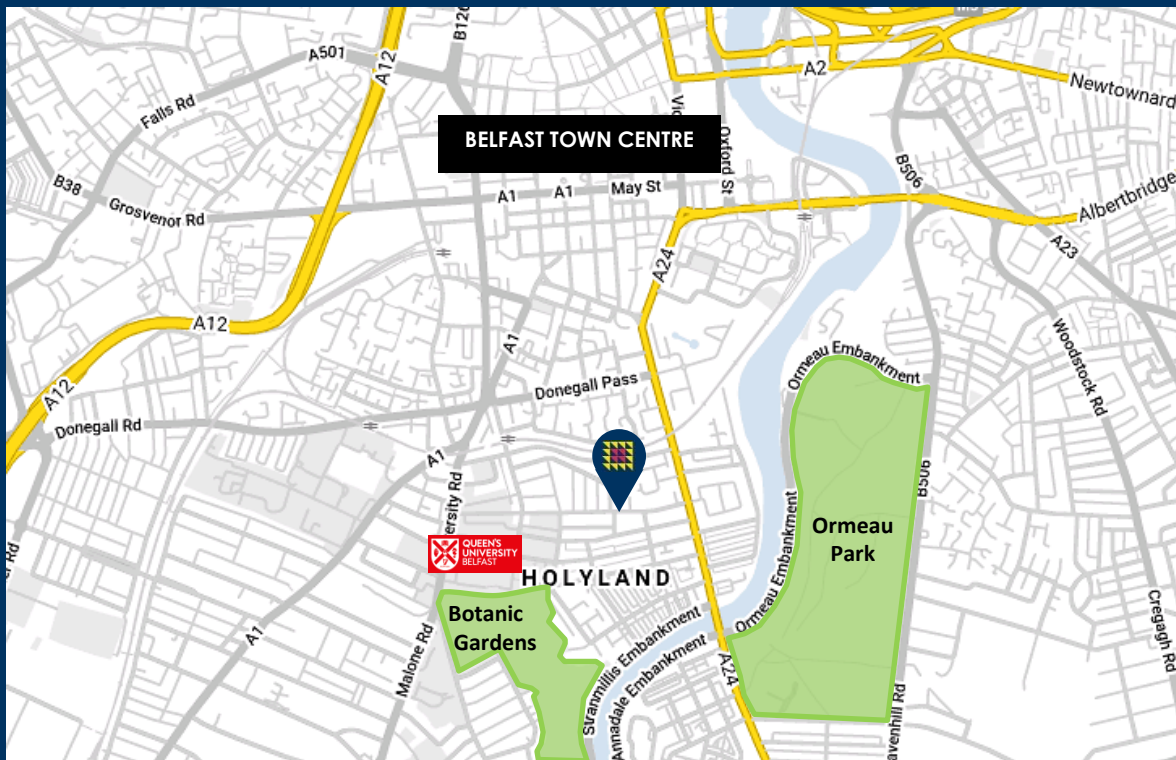
104 – 106 Fitzroy Avenue, Belfast BT7 1HX

INVESTMENT SUMMARY

- Rare opportunity to acquire a residential portfolio in a popular South Belfast location, in close proximity to Queens University and Botanic Avenue
- **104 Fitzroy Avenue** provides one 3 bed apartment and three 4 bed apartments
Total Area: c. 2,192 sq ft
- **106 Fitzroy Avenue** provides one 3 bed apartment and three 4 bed apartments
Total Area: c. 2,192 sq ft
- Fully let producing a gross income of £90,000 per annum exclusive (£250 per bed per calendar month)
- Strong rental growth in the vicinity providing an opportunity to improve the gross income
- Properties reconstructed with a retained façade in c. 2007 and well maintained throughout
- Fully HMO licensed

**Offers invited in excess of £1,000,000,
an acquisition at this level reflects a
gross yield of 9%**





LOCATION / DESCRIPTION

Belfast is Northern Ireland's capital and largest city with an immediate population of 268,000 persons and a wider catchment of 650,000.

The subject properties are located on Fitzroy Avenue within the University Quarter and a short distance from Botanic Avenue and the Ormeau Road, c. 1 mile south of Belfast City Centre.

The area is a popular commercial location and residential address, synonymous with students and young professionals, being located in close proximity to the City Centre and Queens University and benefitting from a wide range of local amenities, services and the excellent provision of transport links.

The subject comprises 2 No. four storey mid terrace properties reconstructed in c. 2007, with a retained period façade and are of traditional construction with a pitched tiled roof and red brick elevations.

Each property provides one ground floor 3 bed apartment and three 4 bed apartments arranged over the upper floors, with access provided via communal ground floor entrance lobby.

Internally the apartments are furnished and finished to a high standard throughout with modern fixtures and fittings, double glazing and heated by way of gas fired central heating.



Travel Times

0.2 MILES FROM
QUEENS UNIVERSITY
C. 4 MINS WALK

2 MILES FROM
FORETSIDE
C. 12 MINS DRIVE

1 MILE FROM
BELFAST CITY HOSPITAL
C. 5 MINS DRIVE

5 MILES FROM
BELFAST CITY AIRPORT
C. 15 MINS DRIVE



Good transportation links



Close to cafes / bars and
restaurants on Botanic Ave

Local Amenities



15 mins walk from Belfast
City Centre



5 min walk from Ormeau Park
and Botanic Gardens

ACCOMMODATION

DESCRIPTION AREA sq m AREA sq ft

104 FITZROY AVENUE

Apartment 1 (Ground Floor)
to include 3 No. bedrooms, kitchen / living
area, bathroom with shower and WC

c. 40 sq m 431 sq ft

Apartment 2 (First Floor)
to include 4 No. bedrooms, kitchen / living
area and 2 No. bathrooms with shower
facilities

c. 55 sq m 591 sq ft

Apartment 3 (Second Floor)
to include 4 No. bedrooms, kitchen / living
area and 2 No. bathrooms with shower
facilities

c. 55 sq m 591 sq ft

Apartment 4 (Third Floor)
to include 4 No. bedrooms, kitchen / living
area and 2 No. bathrooms with shower
facilities

c. 54 sq m 579 sq ft

TOTAL c. 204 sq m 2,192 sq ft

106 FITZROY AVENUE

Apartment 1 (Ground Floor)
to include 3 No. bedrooms, kitchen / living
area, bathroom with shower and WC

c. 40 sq m c. 431 sq ft

Apartment 2 (First Floor)
to include 4 No. bedrooms, kitchen / living
area and 2 No. bathrooms with shower
facilities

c. 55 sq m 591 sq ft

Apartment 3 (Second Floor)
to include 4 No. bedrooms, kitchen / living
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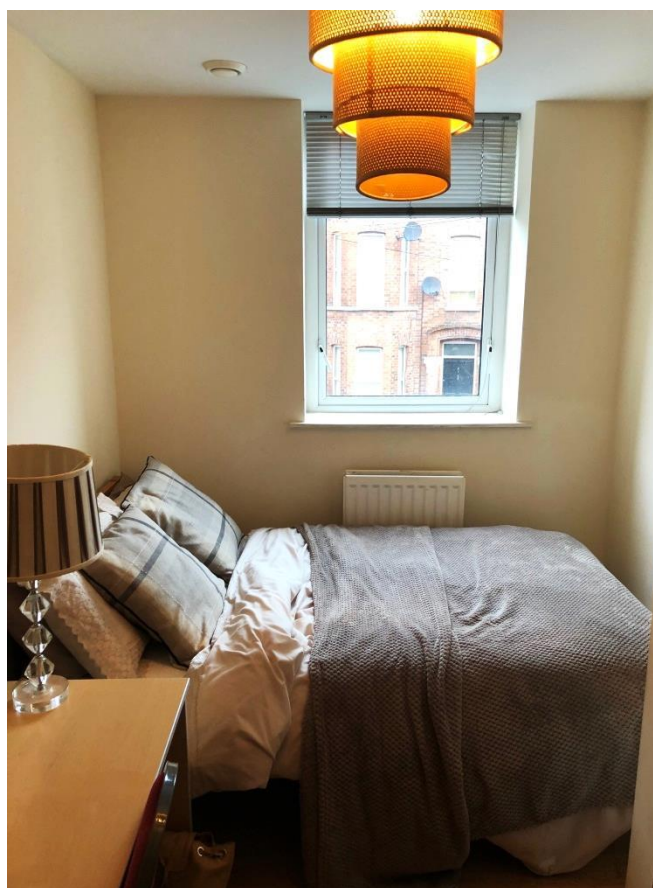
Apartment 4 (Third Floor)
to include 4 No. bedrooms, kitchen / living
area and 2 No. bathrooms with shower
facilities

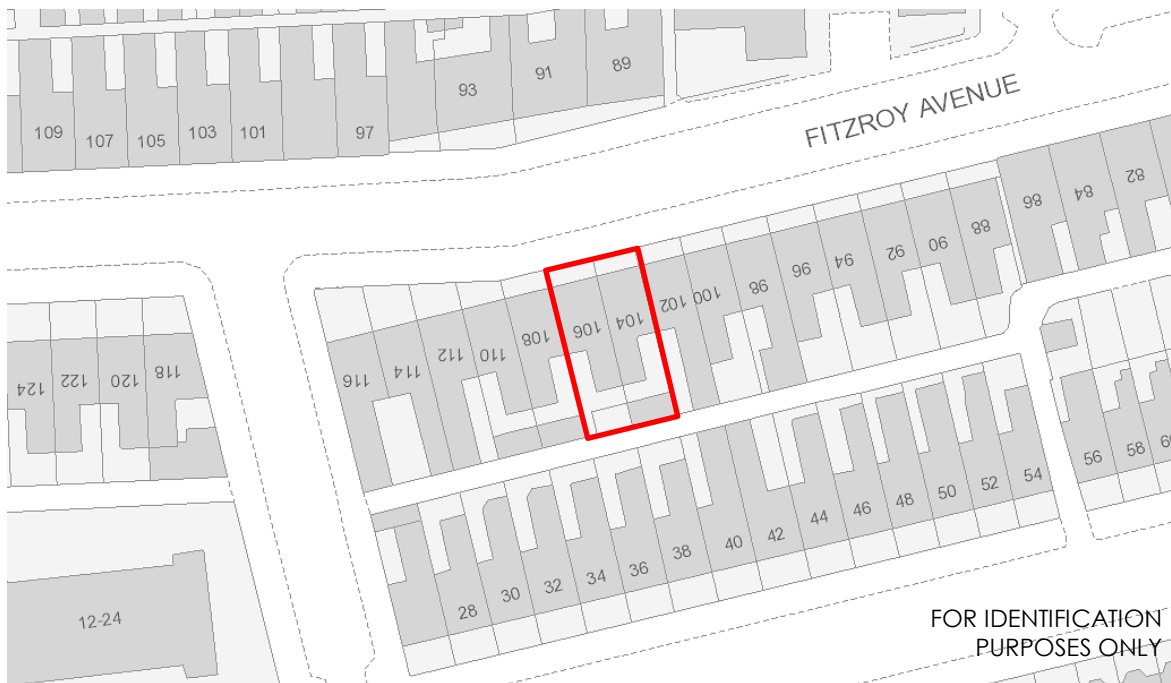
c. 54 sq m 579 sq ft

TOTAL c. 204 sq m 2,192 sq ft



Typical Layout





Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

TENANCY SCHEDULE

DESCRIPTION	RENT	EXPIRY
104 FITZROY AVENUE		
Apartment 1	£750 p.c.m.	31/07/2020
Apartment 2	£1,000 p.c.m.	31/07/2020
Apartment 3	£1,000 p.c.m.	31/07/2020
Apartment 4	£1,000 p.c.m.	31/07/2020
£3,750 p.c.m.		
106 FITZROY AVENUE		
Apartment 1	£750 p.c.m.	31/07/2020
Apartment 2	£1,000 p.c.m.	31/07/2020
Apartment 3	£1,000 p.c.m.	31/07/2020
Apartment 4	£1,000 p.c.m.	31/07/2020
£3,750 p.c.m.		

SALES DETAILS

PRICE:	Offers in excess of £1,000,000
TITLE:	Assumed Freehold
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

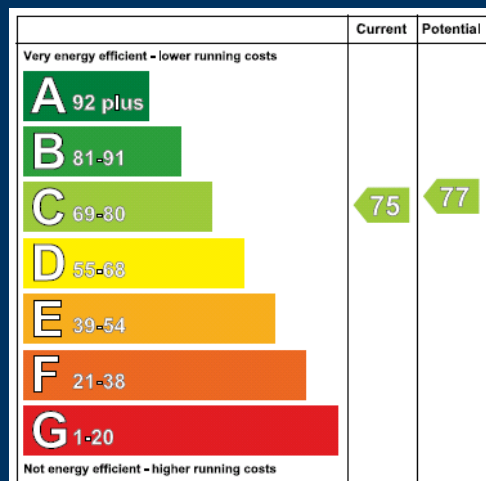
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E belfast@okt.co.uk

CONTACT: MATTHEW MCNUTT | matthew.mcnutt@okt.co.uk
MARK PATTERSON | mark.patterson@okt.co.uk

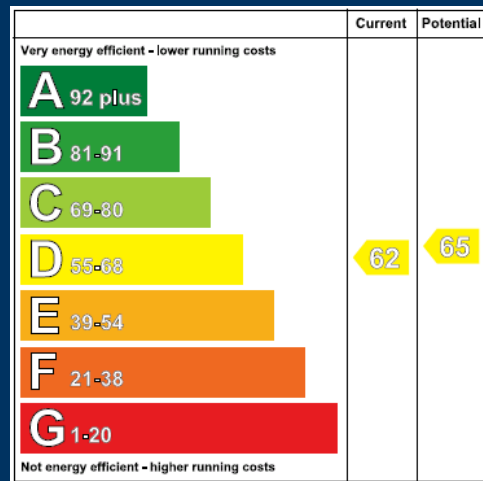
Our Ref: MMcN/JP/8746

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

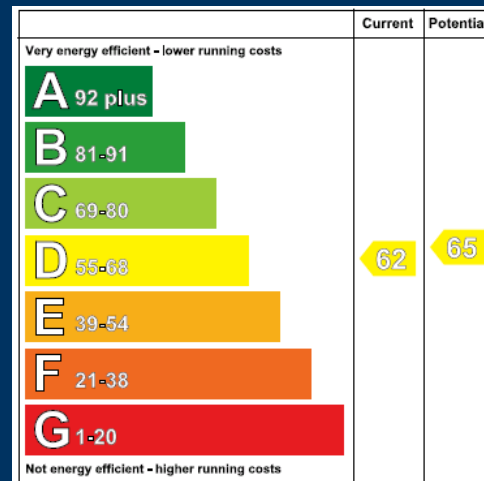
104 Fitzroy Avenue, Belfast



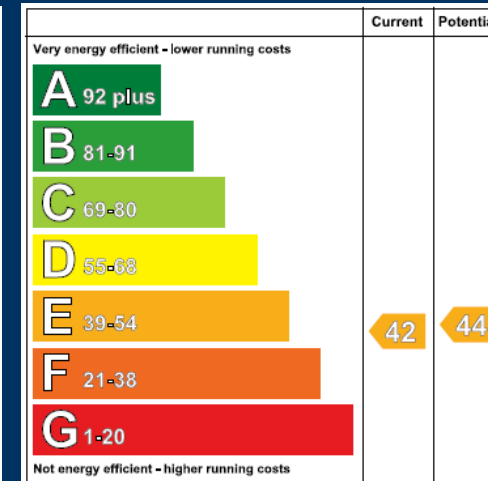
Apt 1



Apt 2

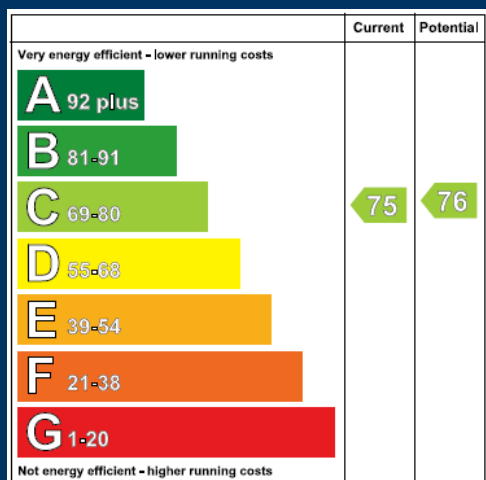


Apt 3

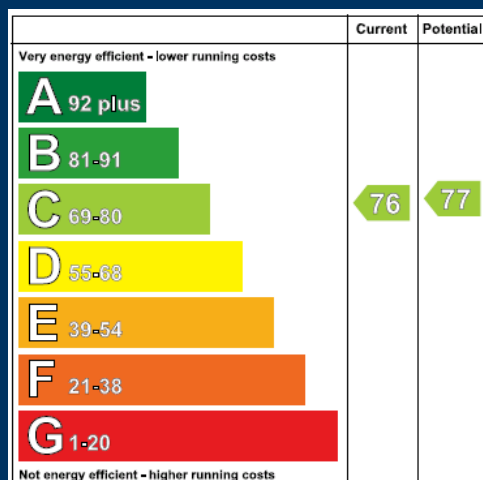


Apt 4

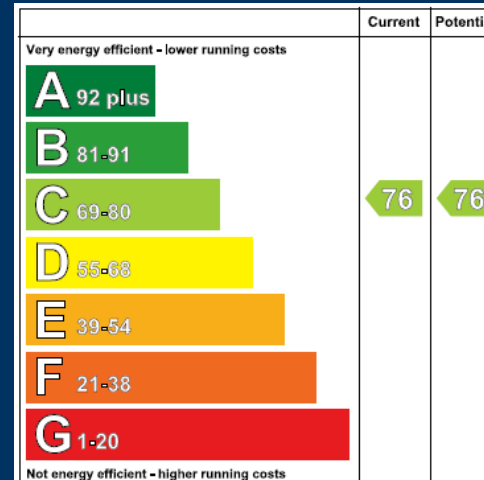
106 Fitzroy Avenue, Belfast



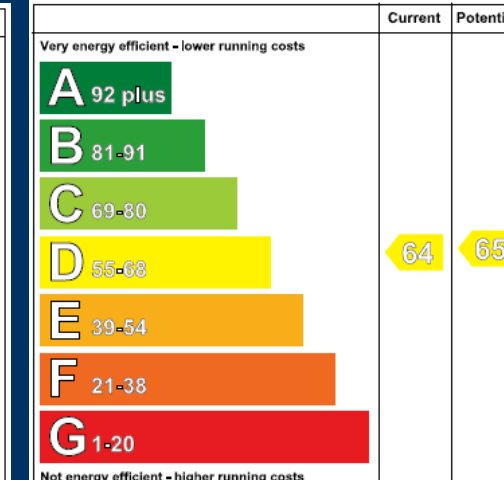
Apt 1



Apt 2



Apt 3



Apt 4