



Instinctive
Excellence
in Property.

For Sale

Multi-Let Commercial Investment
c. 2,144 sq ft (c. 199.3 sq m)

98 Lisburn Road
Belfast
BT9 6AG

INVESTMENT

TENANTS
ARE UNAFFECTED



For Sale

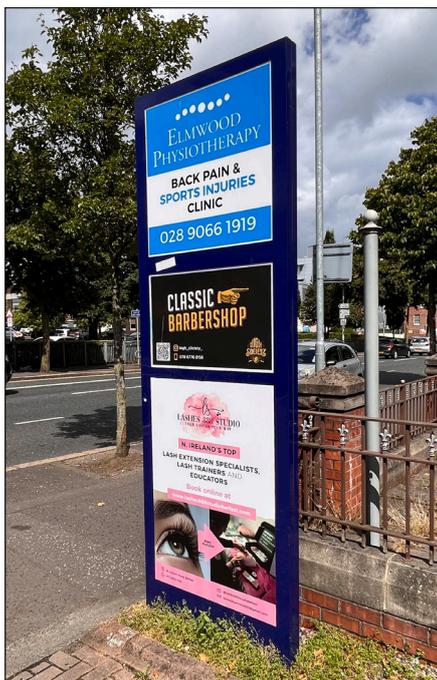
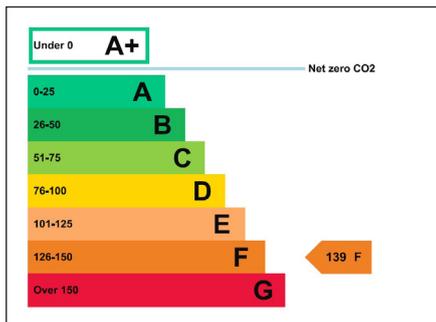
Multi-Let Commercial Investment

c. 2,144 sq ft (c. 199.3 sq m)

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INVESTMENT

EPC



Location

The property is situated along the main Lisburn Road, between College Gardens and Elmwood Avenue. Belfast City centre is only 1 mile away and is easily accessible via public transportation.

Belfast City Hospital is located directly opposite the subject property with the surrounding area being made up of both residential and commercial properties.

The area has seen active investment in recent years, with neighbouring occupiers including Starbucks, Ryans Bar & Restaurant and a range of other amenities along the Lisburn Road.

Description

The property is arranged over 5 storeys and currently consists of a range of rooms providing serviced commercial/office space to various occupiers. Each of the rooms have been fitted and decorated in line with the needs of each tenant and there are shared kitchen and toilet facilities throughout the building.

The property benefits from 2 parking spaces to the front and a further 2 parking spaces to the rear.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Basement	488.5	45.4
Ground Floor	429.3	39.9
First Floor	505.7	47.0
Second Floor	505.7	47.0
Third Floor	215.2	20.0
Total Net Internal Area	2,144	199.3

Tenancy Information

We have been advised the property has a total Gross income of £51,120 per annum this is inclusive of utilities and therefore the estimated Net rent is £44,736 per annum.

Tenants are directly responsible for their own rates bills, with the Landlord being responsible for utilities costs within the building.

A copy of the Tenancy Schedule is available upon request.

Rates

We have been advised by the Land and Property Services of the following rating information:

Description	NAV	Description	NAV
Ground Floor Front Office	£2,750	Second Floor Front Office	£2,850
Ground Floor Rear Office	£1,600	Second Floor Rear Office	£1,350
Basement Front Office	£3,000	Third Floor Left Office	£320
Basement Rear Office	£1,500	Third Floor Right Office	£800
First Floor Front Office	£3,200	Third Floor Rear Office	£480
First Floor Rear Office	£1,500		

Rate in the £ for 2024/2025: £0.599362

VAT

The building is not VAT registered.

Asking Price

Offers in excess of £450,000 exclusive of VAT which reflects a Net Initial Yield of 9.54% assuming purchaser's costs of 4.16%.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



