



Part of the
Savills Group



For Sale

Public House Investment

The Lodge
123-127 New Lodge Road
Belfast
BT15 2BX

INVESTMENT

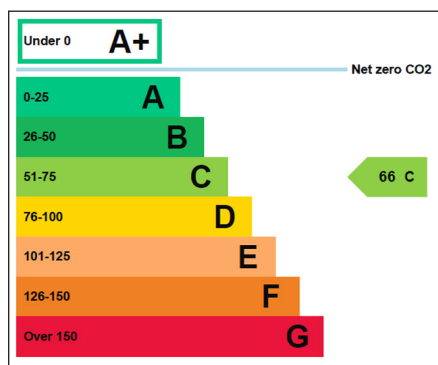


INVESTMENT

Location Map



EPC



Location

The subject occupies a prominent corner site in the New Lodge, a densely populated residential area of North Belfast, on the periphery of the city centre. Benefiting from frontages onto New Lodge Road and Lepper Street, the property is a short distance from the main arterial routes of Antrim Road and North Queen Street.

Description

Substantial two-storey licensed premises occupying a prominent corner site in the New Lodge. The subject is currently leased and internally it is laid out to provide a ground floor public bar with first floor lounge/games room.

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
GIA (over two floors)	4,131	383.85

Rates

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

Net Annual Value: £19,200

Estimated rates payable: £12,031

Sale Details

On application.

Lease Details

The subject is currently leased, and we would outline the salient details as follows:

Term: 10 years from 01 August 2017

Passing Rental: £46,000 per annum exclusive with annual uplifts of £2,000

A copy of the lease agreement can be provided on request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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.

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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 five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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