

13 & 15 Inverary Drive and 81 & 83 Victoria Avenue, Belfast, County Antrim, BT4

Asking Price: £700,000



Situated in a popular residential location

Excellent Investment

Opportunity to acquire 8 apartments

Mix of one and two bedrooms

Currently producing a gross rental income of £60,600 per annum, with the opportunity to increase this in line with the current rental market

Highly accessible location within close proximity of many day to day amenities, and public transport links to include both road and rail

We are delighted to present to the open market this excellent investment opportunity. Consisting of 8 apartments, with a mix of one and two bedrooms.

All apartments are currently fully let, and producing a gross rental income of £60,600 per annum, with the opportunity of this amount increasing to circa £69,600, in line with today's current rental market. Further details on these figures can be provided upon request.

Ideally positioned within a highly regarded and ever sought residential location. Providing access to a wide range of day to day amenities and public transport links for city commuting. Sydenham train halt and George Best city airport are both only a short stroll away.

It would be rare for an investment opportunity like this to present itself to the market within this location. Early consideration is recommended to avoid disappointment.

Viewings will be strictly by appointment, arrangements will be co-ordinated through Reeds Rains, Ballyhackamore.

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 -

<https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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