



FOR SALE - SELF-CONTAINED OFFICE PREMISES INVESTMENT

6 WESTBANK ROAD BELFAST BT3 9LD



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Location

The subject property is located on a prominent corner site fronting onto the Westbank Road, just off Dargan Road directly opposite the Stena Line Ferry Terminal to Liverpool.

The subject benefits from excellent road links to the M2 motorway via Dargan Road and the Fortwilliam interchange. Belfast City Centre is located approximately 4 miles away.

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Description

The property comprises of a detached single storey office building situated on a prominent self-contained corner site of approximately 0.38 acres (0.15 hectares) with the benefit of approximately 30 onsite car parking spaces.

The building is of brickwork construction with PVC double glazed windows. The accommodation comprises of a reception area, board room, a large open plan office and three private offices.

Internally the property is finished to an excellent standard which includes, suspended ceilings, florescent strip lighting and carpet tile flooring throughout.

Accommodation

We calculate the approximate Net Internal Areas to be as follows-

Ground Floor	Meeting & Board Room	31.69 sq.m	341 sq.ft
	Kitchen	19.55 sq.m	210 sq.ft
	Store/Boiler	2.25 sq.m	24 sq.ft
	Gents & Ladies WC		
	Open Plan Office	101.95 sq.m	1,097 sq.ft
	Private Office 1	12.56 sq.m	135 sq.ft
	Private Office 2	9.73 sq.m	105 sq.ft
	Private Office 3	9.42 sq.m	101 sq.ft
	Store	8.82 sq.m	95 sq.ft
Total NIA		195.97 sq.m	2,108 sq.ft

Lease

The premises is let to Securitas Security Services (UK) Limited for a period of 10 years from 17th December 2013.

Current Rent Payable - £20,000 per annum.

Price

Inviting offers in the region of £225,000.

VAT

All figures quoted are exclusive of VAT which may be payable.

Ground Rent

Landlord responsible for payment of Ground Rent to the Belfast Harbour Commissioners understood to be £11,700 per annum.

Rates

NAV: £17,400.00

Rate in £ (2018-2019): 0.602803

Rates Payable: £10,488.77

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

EPC

E111.

Viewing

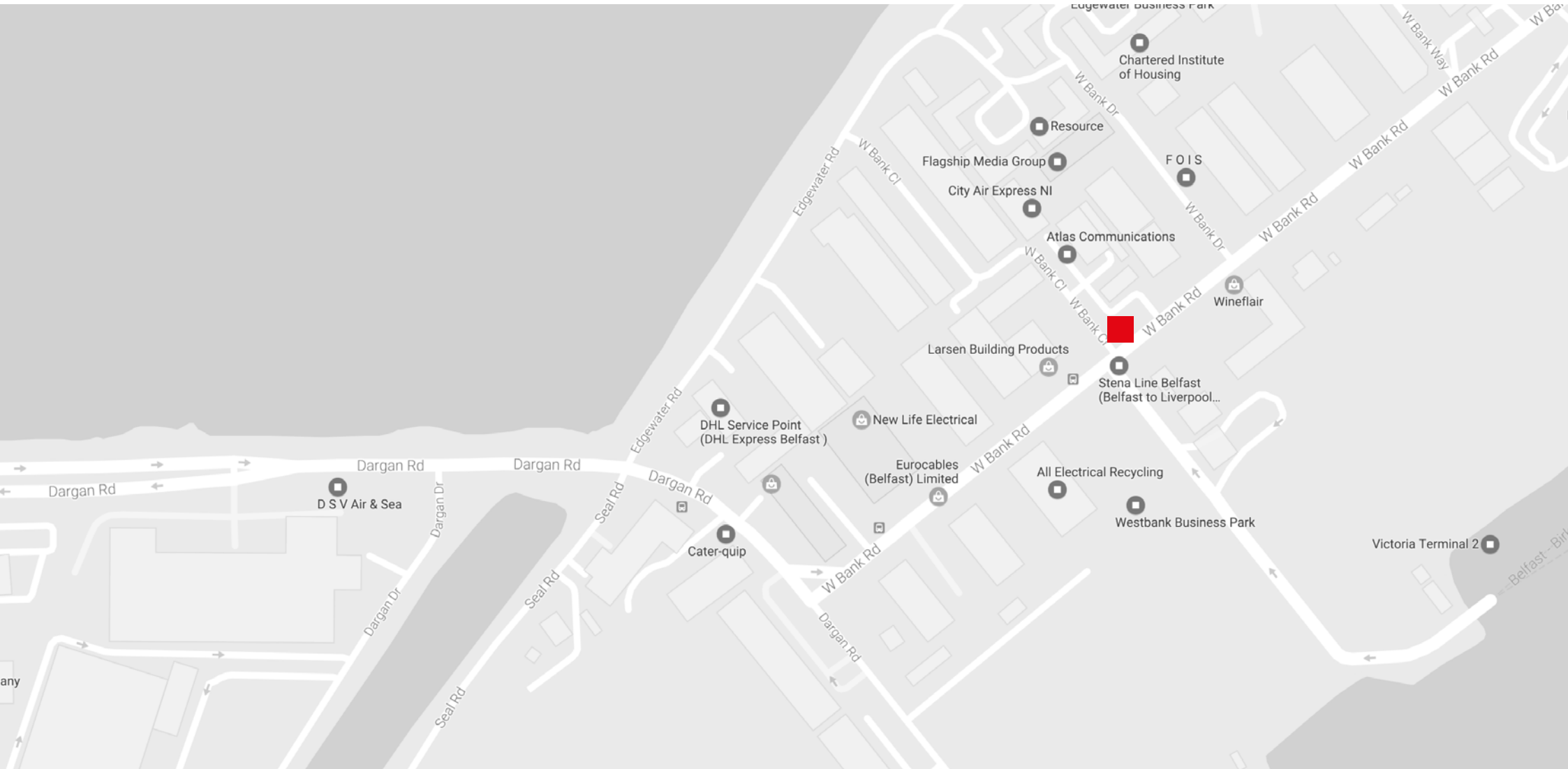
Strictly by appointment with the sole selling agents-

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