

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FOR SALE

COMMERCIAL PROPERTY

139 STRANMILLIS ROAD
BELFAST
BT9 5AJ

c. 149.3 m² (1,607 ft²)



CONTACT:
Barney Goan
E: bag@mckibbin.co.uk

**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

Three storey commercial premises occupying a prime location on the busy Stranmillis Road and comprising approximately 149 m² (1,607 ft²), net internal area, with site area of approximately 94 m² (1,000 ft²).

It benefits from high footfall and other retailers nearby include a Centra convenience store, Subway, Winemark, Sinnamon coffee shop, Stranmillis Pharmacy and many smart restaurants and cafés.

The Stranmillis "village" area is approximately 1¼ miles south of Belfast city centre, is popular with young professionals and students due to its close proximity to QUB, Methodist College, Lyric Theatre, Queen's PEC, Stranmillis Training College, Botanic Gardens and Belfast City Hospital.

The premises is currently let to the Clements Coffee Company Ltd until 31.12.19 when a new owner could refurbish the property and increase the size of the ground floor premises.

Value Cabs lease the upper floors for 5 years from 10.11.17.

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Commercial Property
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ACCOMMODATION & TENANCY DETAILS

Accommodation	Net Internal Areas	Tenancy Details	Rent	Term
Ground Floor Coffee Shop	c. 60.7 m ² (652 ft ²)	Clements Coffee Co. Ltd	£21,000 p.a.	15 years from 1 st January 2005. Expires 31.12.19
Former ATM - Now Vacant Space Suitable for increasing size of shop	c. 4.4 m ² (47 ft ²)	-	-	-
GF Entrance Lobby First Floor & Second Floor	- c. 52.3 m ² (565 ft ²) c. 31.9 m ² (343 ft ²)	Value Cabs Ltd	£5,500 p.a.	5 years from 10 th November 2017. Expires 09.11.22
Total Net Internal Area	c. 149.3 m² (1,607 ft²)		£26,500 p.a.	

REPAIRS & INSURANCE

Under the terms of the Leases the tenants are responsible for internal repairs, a service charge to cover the Landlords costs of external repairs and the costs of the Buildings Insurance Premium.

RATES INFORMATION

The Land & Property Service advise that the Rateable Values are
Ground Floor Restaurant £11,000
First & Second Floor Offices £ 5,350

TITLE

Long Leasehold, for a term of 800 years from 1st August 1970 subject to an annual ground rent of £15.

VAT

The premises is not registered for VAT and accordingly VAT will not be charged on the purchase price.

PRICE

Offers in the region of £250,000.



EPC

