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**FRAZER
KIDD**

INVESTMENT FOR SALE

UNIT 1, 137-141 HOLYWOOD ROAD, BELFAST, BT4 3BE

BY CAFE

be.YOU.tiful

Hair & Beauty

t. 9065 7565



UNIT 1, 137-141 HOLYWOOD ROAD, BELFAST, BT4 3BE



Location

The subject property is situated in on the Holywood Road, close to the junction where the Holywood Road meets the Belmont Road, directly opposite the Strand Cinema.

The property is also situated close to both the Park Avenue Hotel and Tesco Express on the Belmont Road..

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Description

The subject property occupies a ground floor location within a relatively modern building. The property is currently held under lease, and trades as a hair and beauty salon, and has been finished to a very good standard to include various partitioned beauty/treatment rooms, open plan areas, and kitchen and bathroom facilities.

Accommodation

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

Salon/Sales/Treatment Rooms	91.13 sq m	(981 sq ft)
Kitchen	4.16 sq m	(45 sq ft)
W/C		
Total	95.29 sq m	(1,026 sq ft)

Tenancy Details

Tenant:	Jenny McCalmont.
Lease Term:	10 years from 4th April 2012, expiring on 1st April 2022.
Rent:	£8,250 per annum plus VAT.
Repairs:	Tenant to be responsible for interior repair.
Management Fees:	Paid by the tenant, calculated at 5% plus VAT of the annual rent
Building Insurance:	Recoverable from the tenant.
Service Charge:	Recoverable from the tenant up to a maximum of £300 per annum.

Price

Offers invited in the region of £120,000.

A purchase at this level represents a Net Initial Yield of 6.76%, assuming usual purchasers' costs

VAT

All figures quoted are exclusive of VAT, which is payable thereon.

Title

The property is held by Long Leasehold, subject to the payment of Ground Rent.

Rates

NAV: £9,150

Rate in £ (2019-2020): 0.614135

Rates Payable: £5,619 per annum approx.

In accordance with the terms of the lease the tenant is to be responsible for the payment of rates.

Service Charge

The property is subject to the payment of a Service Charge in connection with the upkeep and maintenance of the block of which the subject premises forms part. We understand that the amount payable in respect of the subject property is currently around £300 per annum. In accordance with the terms of the lease the tenant can recover the cost of the Service Charge from the tenant up to a maximum of £300 per annum.

Viewing

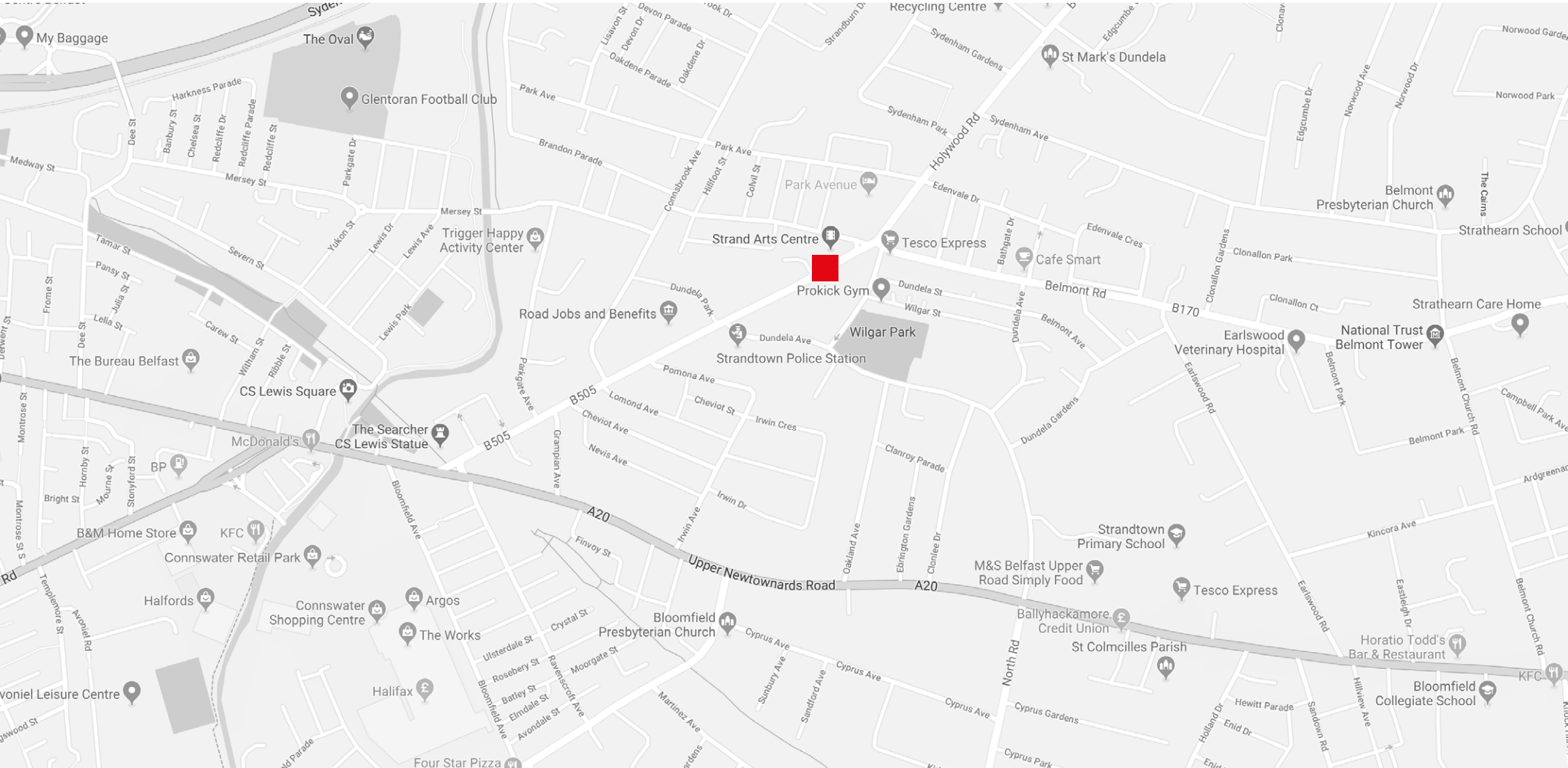
Strictly by appointment with the sole selling agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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For further information please contact:

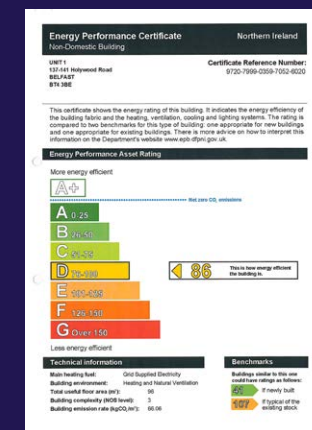
Stephen Reid

M: 07775 924283

E: stephenr@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

EPC



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