



For Sale Retail Investment Opportunity (4 Shops)

53-59 Holywood Road, Belfast, BT4 1NT

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**FRAZER
KIDD**

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Summary

- Occupying a prominent position on the Holywood Road, East Belfast.
- Comprising four adjoining commercial premises, extending to c. 2,477 Sq Ft.
- Fully let to a Hair Salon, Vacuum Repair Store, Charity Shop & Hot-Food Takeaway, producing a rent of £19,050 per annum.
- Positioned within a popular retail and residential area, benefitting from high volumes of passing traffic/trade.

Location

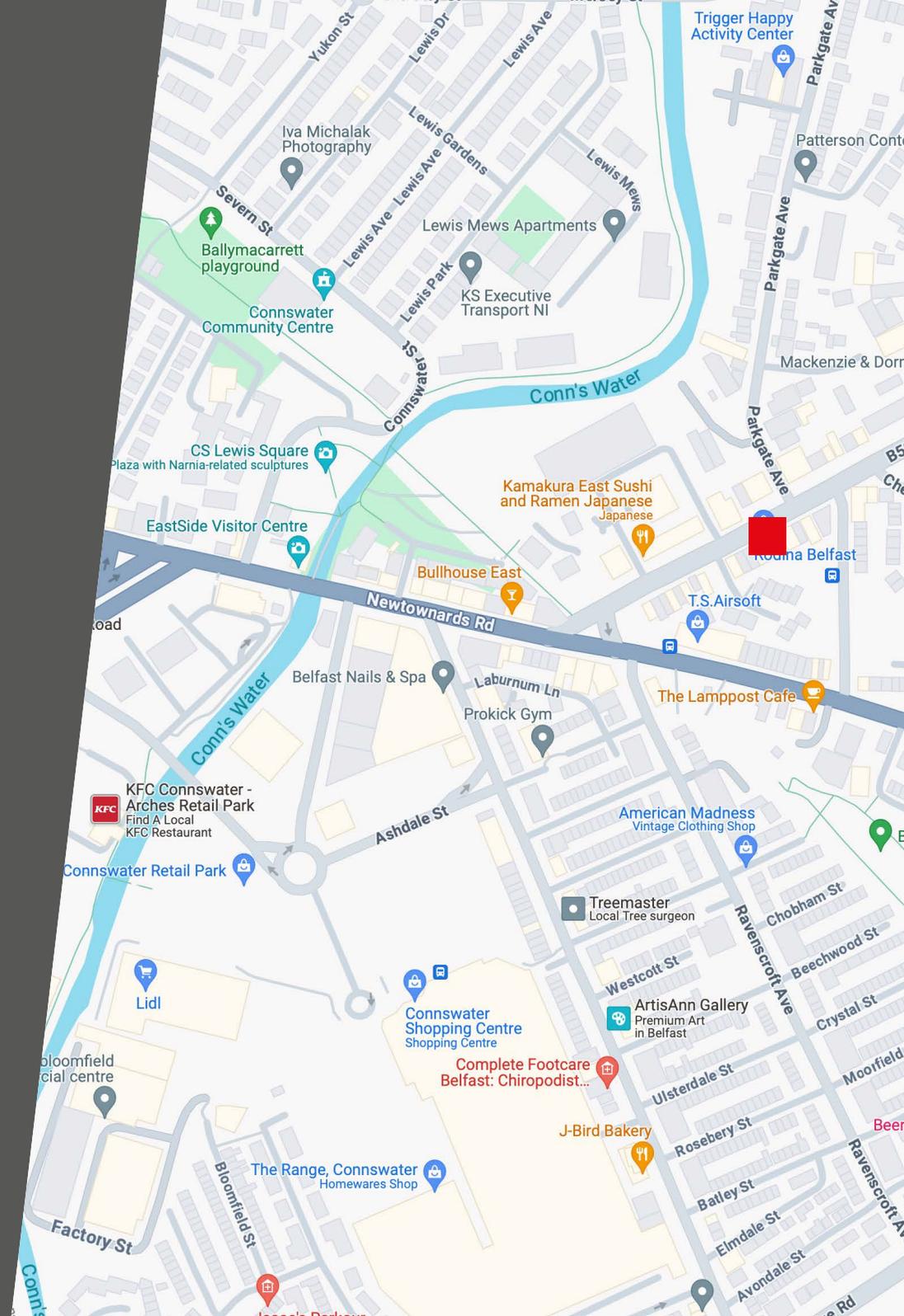
Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20-minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles southeast of Derry/ Londonderry.

The subject property is located in East Belfast, situated in a prime location fronting onto the Holywood Road. The Holywood Road is one of the main and busiest arterial routes traveling in and out of Belfast City Centre from East Belfast. The immediate area comprises a mix of commercial occupiers and high-density residential housing.

Surrounding occupiers include Russel Food & Drink, Boots, Bella Pizza, Hewitt & Gilpin Solicitors and Norah Mitchell Flowers.



Not To Scale. For indicative purposes only.



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Tenancy Schedule

Address	Tenant	Area Sq Ft (NIA)	Lease Start Date	Lease Expiry	Current Rent (Pa)	Rates (24-25)	Comments
53 Hollywood Road Belfast	Private individuals t/a The Shawarma Takeaway	591	19.06.2023	18.06.2028	£6,500	£3,056.75	Full repairing & insuring lease terms. Tenant pays 6% + VAT management fee.
55 Hollywood Road Belfast	Waakisa Ministries t/a Waakisa Chairty Shop	627	01.09.2011	31.08.2013 (Tenant is overholding)	£2,600	£3,086.71	Full repairing & insuring. Tenant pays agent management fee.
57 Hollywood Road Belfast	Private Individual t/a AMC Vacuum Repairs	700	01.09.2001	(Tenant is overholding)	£4,750	£3,955.79	Full repairing & insuring.
59 Hollywood Road Belfast	Joyce Wells Ltd t/a Joyce Wells Hair & Beauty	559	04.10.2017	03.10.2022 (Tenant is overholding)	£5,200	£3,326.46	Full repairing & insuring lease terms. Tenant pays 6% + VAT management fee.



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Description

The subject property comprises of four adjoining single storey commercial premises of red brick construction with flat roofs, glazed shop frontages and electrically operated roller shutter doors.

Each of the four premises are currently occupied which provides for a good tenant mix, including a Hair Salon trading as 'Joyce Wells Hair & Beauty', a Vacuum Repair store trading as 'AMC', a Charity Shop trading as 'Waakisa' and a Hot Food Takeaway, trading as 'The Shawarma'.

Title

Assumed freehold/long leasehold.

Price

Offers invited in the region of £255,000.

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Beth Brady

bbrady@frazerkidd.co.uk

07775 924283

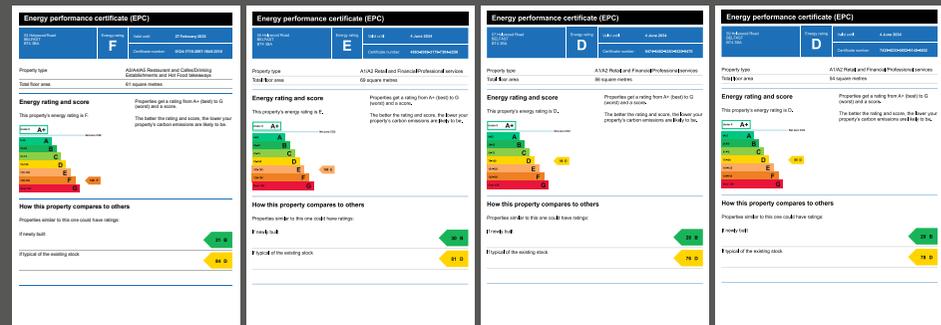
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



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