



For Sale Retail Investment

1 Tates Avenue, Belfast, BT9 7AJ

■ ■ ■ ■ ■
**FRAZER
KIDD**

For Sale Retail Investment

1 Tate's Avenue, Belfast, BT9 7AJ

Summary

- Occupying a prominent position off Lisburn Road, on Tate's Avenue.
- Ground floor retail extending to c. 860 Sq Ft.
- Current rent payable of £12,500 per annum.
- Positioned within a popular residential area, benefitting from high volume of passing traffic/trade.

Location

Belfast is the regional capital of Northern Ireland with a population of nearly 300,000. The city provides good communication links with the remainder of the province via the M1 and M2 motorway network and public rail systems.

Tate's Avenue is a main arterial route linking Boucher Road and South Belfast.

The area encompasses many shops, boutiques, wine bars, restaurants and coffee houses and has established itself as an exclusive destination within the Greater Belfast area.

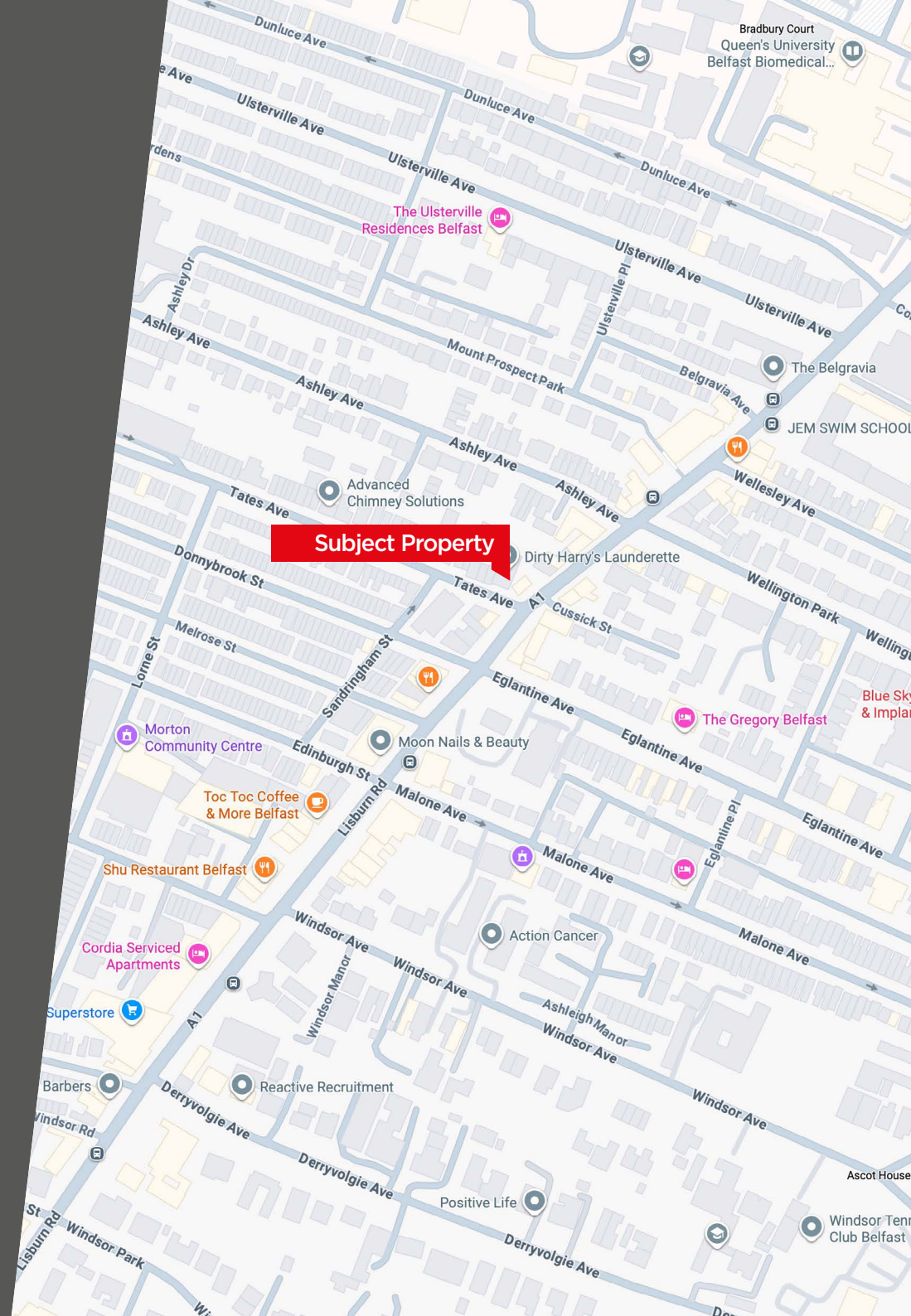
The area is vibrant with a mixture of residential and commercial properties, which include numerous fashion boutiques, restaurants, bars, coffee shops and a combination of traditional retailers and independents.

The property occupies a highly prominent and convenient corner position on the Tate's Avenue, at its junction with Lisburn Road, Belfast.

The Lisburn Road benefits from high volumes of vehicular traffic and pedestrian footfall.

The area is a short journey from Belfast city centre and has a mixed demographic including a large proportion of students living nearby, given the properties close proximity to Queens University and Belfast City Hospital.

Surrounding occupiers include Co-op, Reids Florists, Dream Apartments, Clear Pharmacy, Cuckoo and Wine Flair.



For Sale Retail Investment

1 Tates Avenue, Belfast, BT9 7AJ

Description

The property forms part of a new state-of-the-art mixed-use building accommodating 3 retail units and 23 apartments over the first to fifth floors. The retail unit comprises of c. 860 Sq Ft (NIA). The accommodation benefits from floor to ceiling height glazed windows and electric roller shutters.. To the rear of the premises is a service yard for bin storage.

Tenant	Lease Term	Rent	Expiry	Use
Private individual	5 Years	£12,500 per annum	1st June 2030	Self-Serve Laundromat

Title

The property is held long leasehold.



For Sale Retail Investment

1 Tate's Avenue, Belfast, BT9 7AJ

Price

We are seeking offers in the region of £150,000, exclusive of VAT and subject to contract. An acquisition at this level would reflect a net initial yield of 8.17%, after purchaser costs of 2.00%.

VAT

The property is elected for VAT. It is anticipated that this transaction will be treated as a Transfer of a Going Concern.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



For Sale Retail Investment

1 Tates Avenue, Belfast, BT9 7AJ



Floor Plan

Not To Scale. For indicative purposes only.



FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Beth Brady

07775 924283

bbrady@frazerkidd.co.uk

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

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

Disclaimer

Frazer Kidd Property Limited for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

Energy performance certificate (EPC)

1 York Avenue Belfast BT1 7DY	Energy rating B	Valid until 1 November 2018	Certificate number EPC-0207- 6100-6124- 0004
-------------------------------------	------------------------------	-----------------------------------	--

Property type
A1/A2 Retail and
Financial/Professional
services

Total floor area
93 square metres

Energy rating and score

This property's energy rating is B.