

**OK  
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# FOR SALE

**135-137 Andersonstown  
Road & Avoca Park, 151  
Andersonstown Road,  
Belfast, BT11 9BU**

Mixed-Use Investment Portfolio Producing

c. £112,760 Per Annum (increasing to £136,760 per annum upon  
letting of unit 8 / 8a Avoca Park)

[okt.co.uk](http://okt.co.uk)



# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject properties are located on the Andersonstown Road in West Belfast, c. 3.8 miles from Belfast City Centre. The surrounding area comprises a mix of medium density housing with a vibrant commercial offering on the main Road.

Neighbouring occupiers include Iceland, UPS, Coopers Pharmacy and Arizona Espresso.

# DESCRIPTION

The subject comprises two income producing multi-tenanted properties situated in close proximity to each other on the Andersonstown Road.

**135-137 Andersonstown Road** is a modern two storey mixed-use building built in 2019 and comprising two ground floor retail units and two first floor apartments.

**151 Andersonstown Road** known locally as Avoca Park, comprises a single storey commercial block of nine retail / office units and adjoining car park which is laid in tarmacadam. Please note that the neighbouring commercial block has a right of way through the car park and is liable for 45% of the upkeep costs (if demanded).

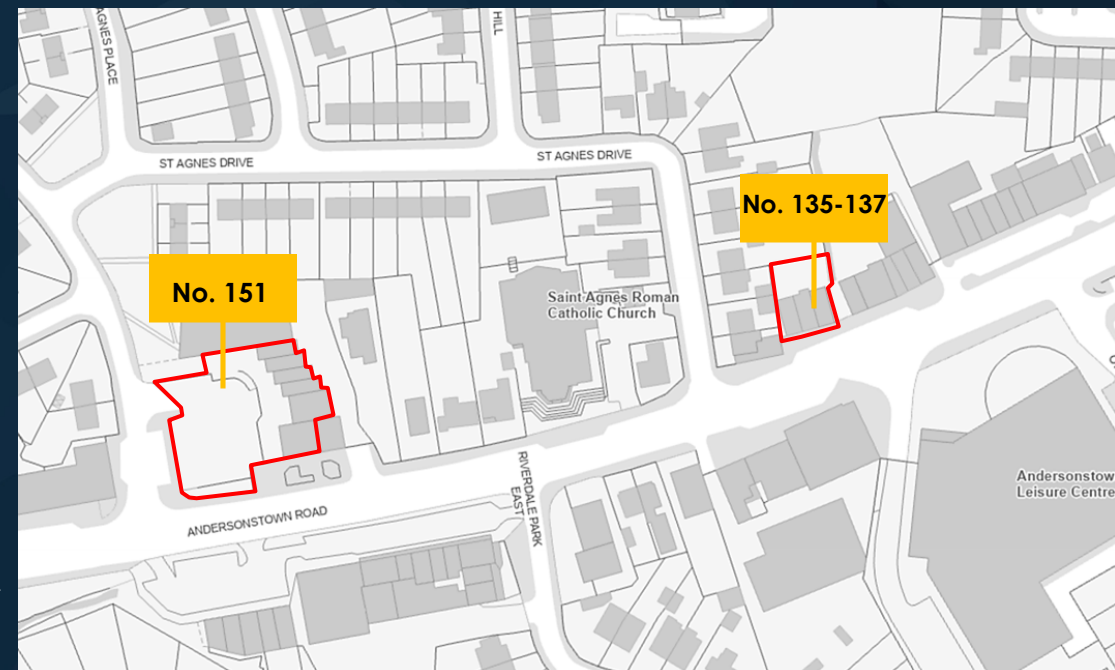
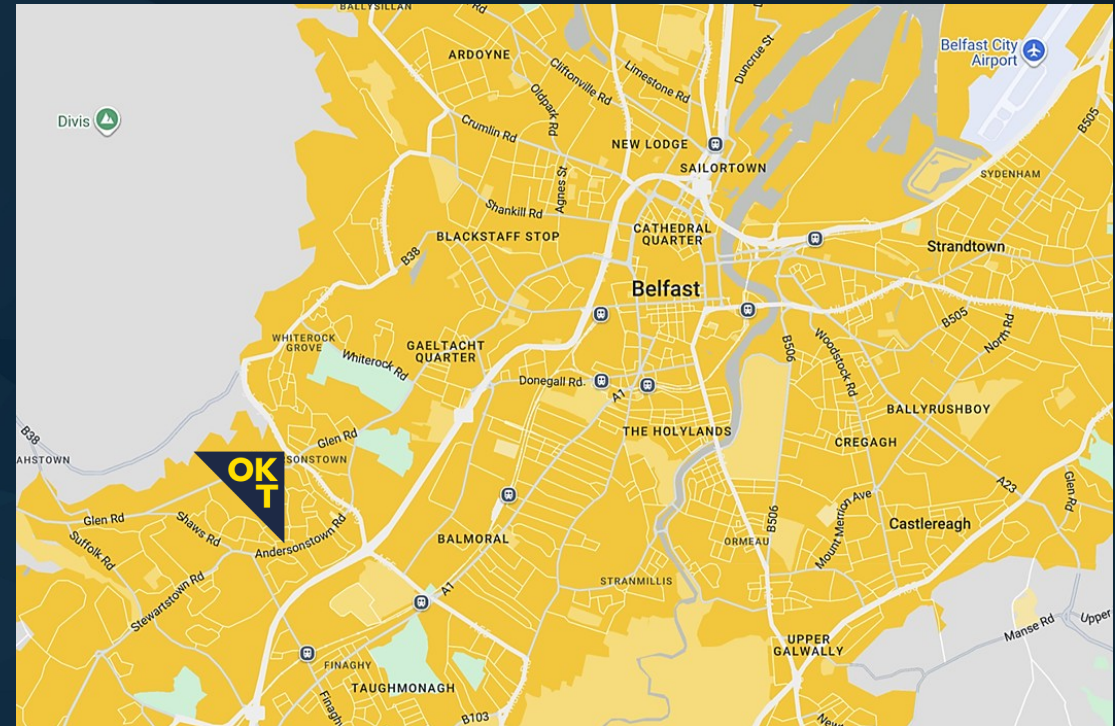
# PORTFOLIO OVERVIEW

The properties are offered for sale as one lot and currently produce an income of £112,760 per annum rising to £136,760 per annum with obvious potential for further rental growth by leasing the vacant accommodation in addition to various asset management opportunities.

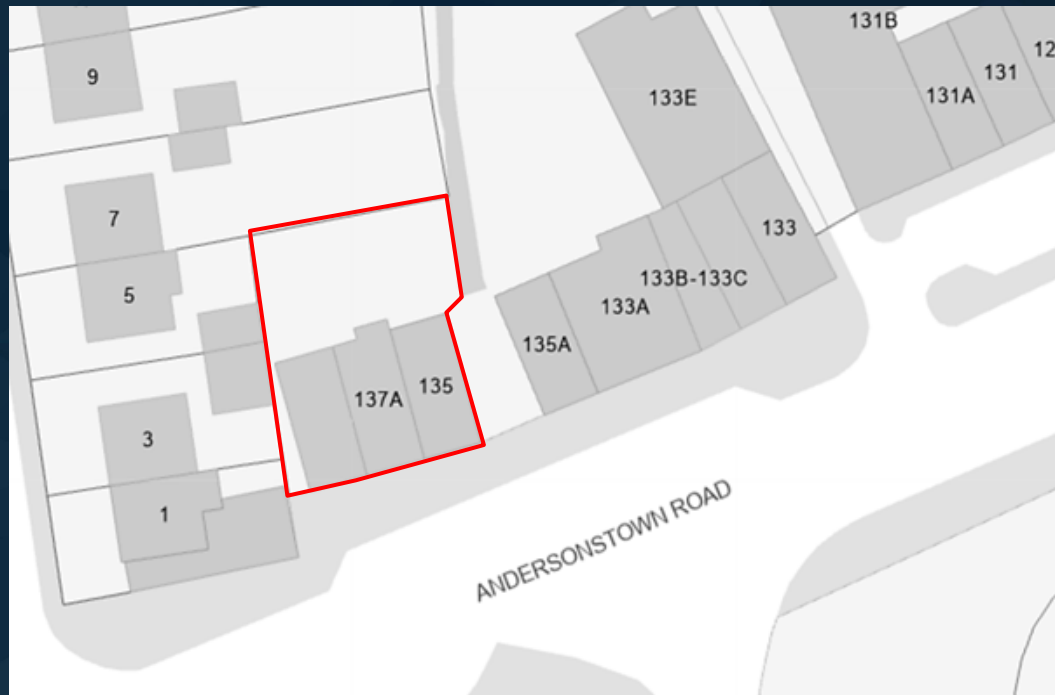
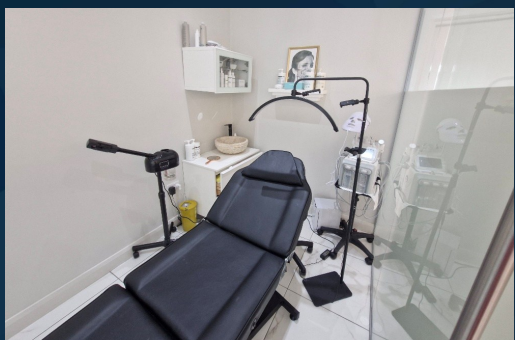
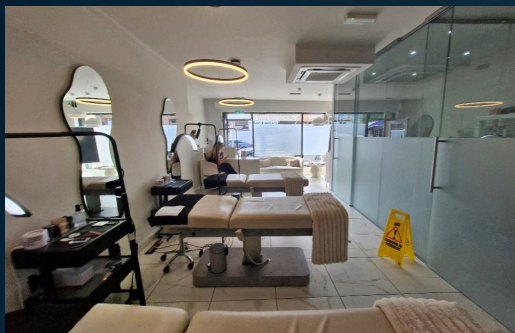
## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10265



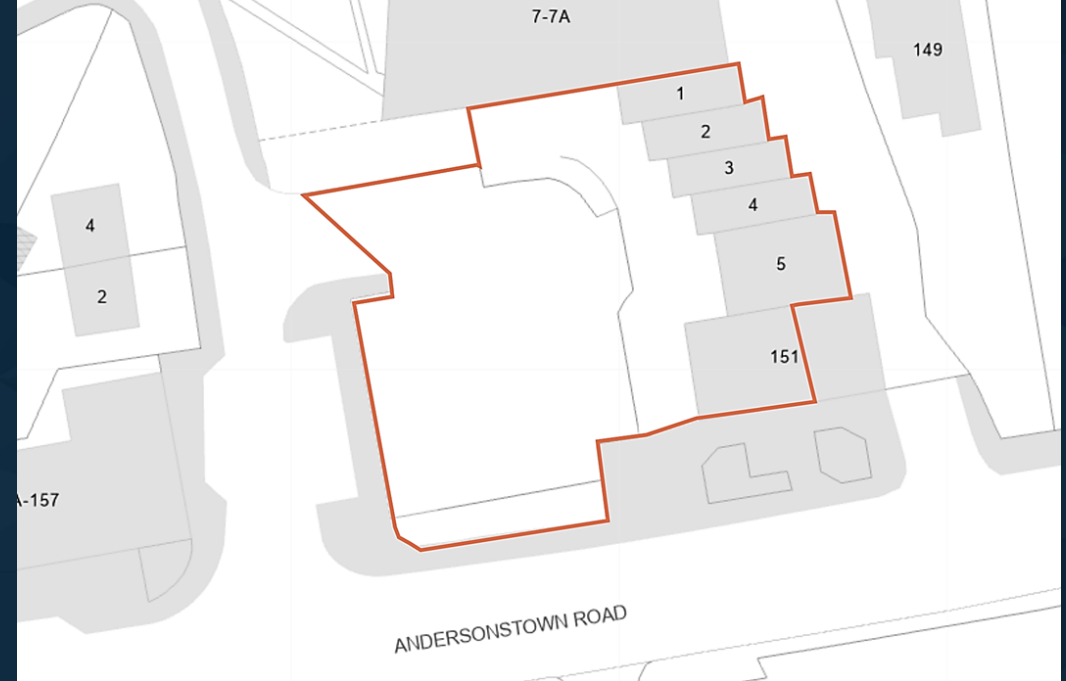
# 135-137 ANDERSONSTOWN ROAD, BELFAST



## TENANCY SCHEDULE

| ADDRESS                         | AREA (SQ M) | AREA (SQ FT) | TENANT                     | RENT PA | LEASE DETAILS              |
|---------------------------------|-------------|--------------|----------------------------|---------|----------------------------|
| 135 Andersonstown Road          | 54 sq m     | 581 sq ft    | Nugelato                   | £15,000 | 10 years from January 2022 |
| 137 Andersonstown Road          | 54 sq m     | 581 sq ft    | Enhance Clinic             | £15,000 | 5 years from August 2022   |
| Flat 1, 137A Andersonstown Road | 57 sq m     | 614 sq ft    | Private Residential Tenant | £9,780  | 1 year agreement           |
| Flat 2, 137A Andersonstown Road | 57 sq m     | 614 sq ft    | Private Residential Tenant | £9,780  | 1 year agreement           |
| OVERALL TOTAL INCOME            |             |              |                            | £49,560 |                            |

# 151 ANDERSONSTOWN ROAD, BELFAST



## TENANCY SCHEDULE

| ADDRESS                            | AREA (SQ M) | AREA (SQ FT) | TENANT               | RENT PA | LEASE DETAILS                                                                |
|------------------------------------|-------------|--------------|----------------------|---------|------------------------------------------------------------------------------|
| Unit 1, 151 Andersonstown Road     | 38.8 sq m   | 417 sq ft    | Busy Bee Printworks  | £5,000  | 10 years from September 2016                                                 |
| Unit 2, 151 Andersonstown Road     | 38.8 sq m   | 417 sq ft    | Sunshine Tanning     | £16,000 | 3 years from October 2024                                                    |
| Unit 3, 151 Andersonstown Road     | 49.3 sq m   | 531 sq ft    | VACANT               | -       | -                                                                            |
| Unit 4, 151 Andersonstown Road     | 49.3 sq m   | 531 sq ft    | Little O's Pizza     | £12,500 | 3 years from November 2023                                                   |
| Unit 5, 151 Andersonstown Road     | 49.3 sq m   | 531 sq ft    | VACANT               | -       | -                                                                            |
| Unit 6, 151 Andersonstown Road     | 48.5 sq ft  | 522 sq ft    | Lavish Beauty Clinic | £11,000 | 10 years from May 2019                                                       |
| Unit 7, 151 Andersonstown Road     | 25.4 sq m   | 273 sq ft    | Rejuvaderm Clinic    | £11,500 | 10 years from May 2019                                                       |
| Units 8/8A, 151 Andersonstown Road | 79.5 sq m   | 855 sq ft    | AGREED               | £24,000 | Start date to be confirmed. Rent Year 1 £24,000 stepped to £28,000 in Year4, |
| Storage                            |             |              | Trolley Storage      | £7,200  | Licence Agreement                                                            |
| OVERALL TOTAL INCOME               |             |              |                      | £63,200 | Increasing to £87,200 once letting of unit 8/8a is complete                  |

# SALES DETAILS

PRICE: On application

TITLE: Assumed freehold

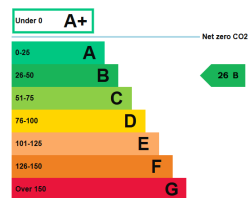
VAT: All prices, outgoing etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

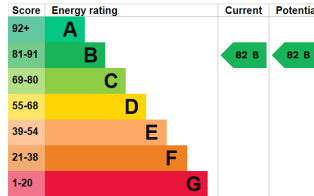
## NAV (RATES PAYABLE)

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

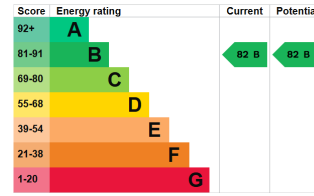
This property's energy rating is B.



137B Andersonstown Rd



Flat 1, 137a, Andersonstown Rd



Flat 2, 137a, Andersonstown Rd



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**JAMES CHRISTIE**

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## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

