FOR SALE

Unit 11, Agnes Street Industrial Est, Belfast BT13 1GB

Showroom, Stores & Offices of c. 3,096 sq ft with Short Term Income of £18,000 per annum

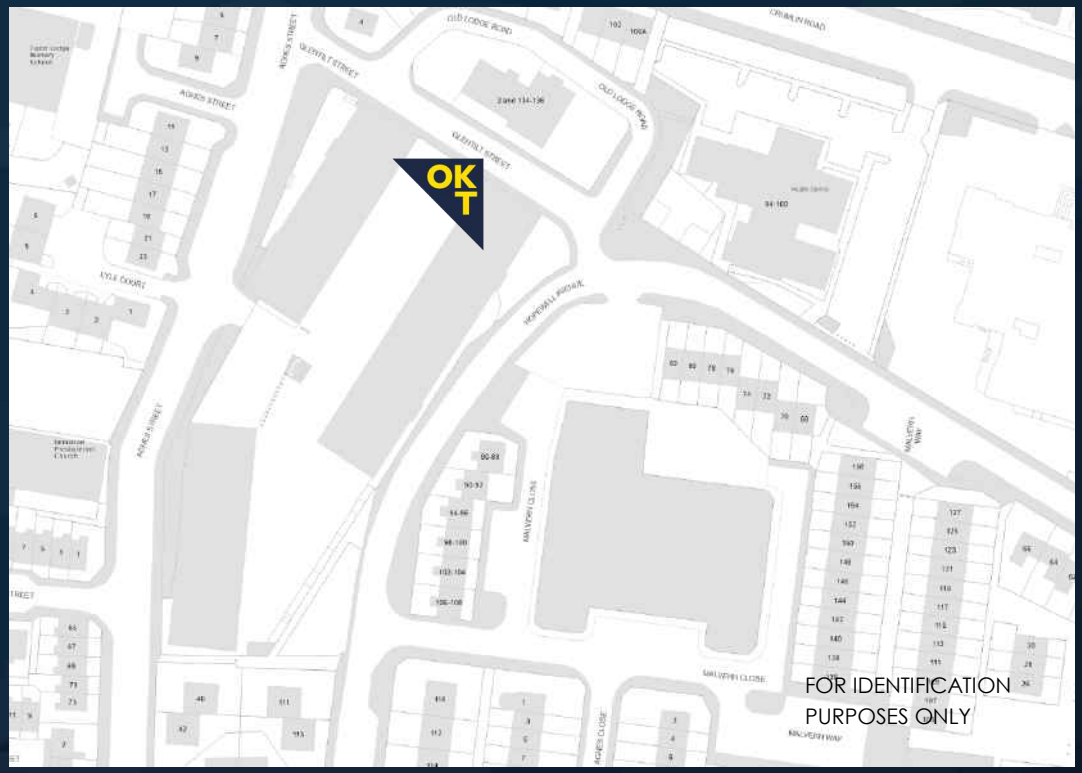
LOCATION

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.

Agnes Street links two of North Belfast's main arterial routes, Crumlin and Shankill Roads, with the estate being located close to the Crumlin Road junction, c. 1.7 miles / 10 mins drive from Belfast City Centre. The area is a densely populated commercial and residential location with suburban retailing present along both roads. Adjoining occupiers include Arrow Fireworks, PG Autos and Auto Collision Belfast.

DESCRIPTION

Showroom and office unit within a popular commercial industrial estate, fitted to include suspended ceilings with recessed lighting, plastered and painted walls and air conditioning in the showroom with the offices having carpeted flooring, painted and plastered walls, suspended ceilings with recessed lighting, part glazed partitioning, part air conditioning and three phase electricity supply.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Showroom (including two changing rooms)	c. 138 sq m	1,485 sq ft
Offices (open plan office & two private offices)	c. 63 sq m	676 sq ft
Kitchen	c. 34 sq m	361 sq ft
Store	c. 53 sq m	574 sq ft
WC	-	-
TOTAL ACCOMMODATION	c. 288 sq m	3,096 sq ft

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: 10532

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NEIGHBOURING OCCUPIERS

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LEASE DETAILS

TENANT:	Sewing Solutions Ltd
TERM :	Notice served to end lease in February 2027.
RENT:	£18,000 per annum
REPAIRS:	FRI lease

SALES DETAILS

PRICE:	£200,000
TITLE:	800 years from 1st April 1991 at £1 per annum
VAT:	VAT is not payable on the purchase price.

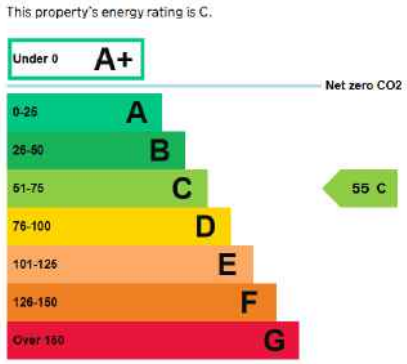
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £12,050.00

Estimated rates payable in accordance with LPS Website: £7,836

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.