



# FOR SALE (in 1 or 2 Lots)

Warehouse, Offices & Carpark / Yard with Vacant Possession & Commercial Investment Property

**Units 1, 10 & 11 Tamar Commercial Centre, Tamar Street,  
Belfast, BT4 1HR**





# 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.

Tamar Commercial Centre is strategically located off Chater Street in East Belfast, c. 2 miles from Belfast city centre. The property is highly accessible due to its location close to Dee Street and the Newtownards Road, which serves as one of the main arterial routes in and out of the city. The highly accessible location also provides ease of access to the A2 Sydenham Bypass and the motorway network linking Belfast to the rest of the Province. The immediate location is predominantly a mixture of light industrial space and residential.

Nearby occupiers include H E McMullan & Co Ltd, Dawson Forklifts and Solv Group.

# DESCRIPTION

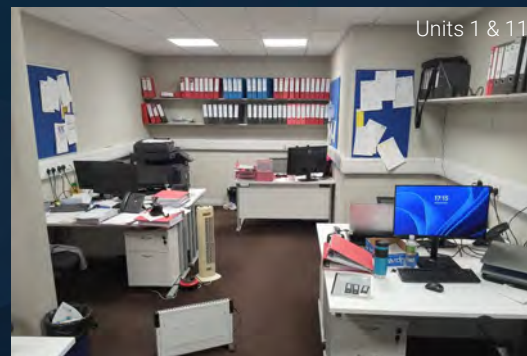
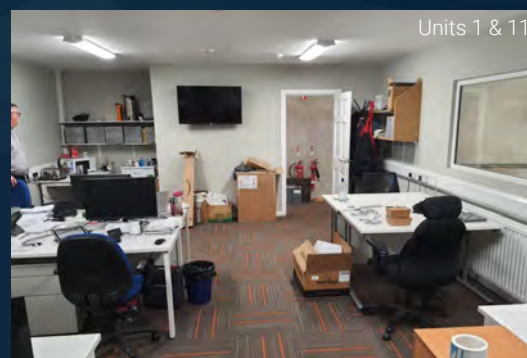
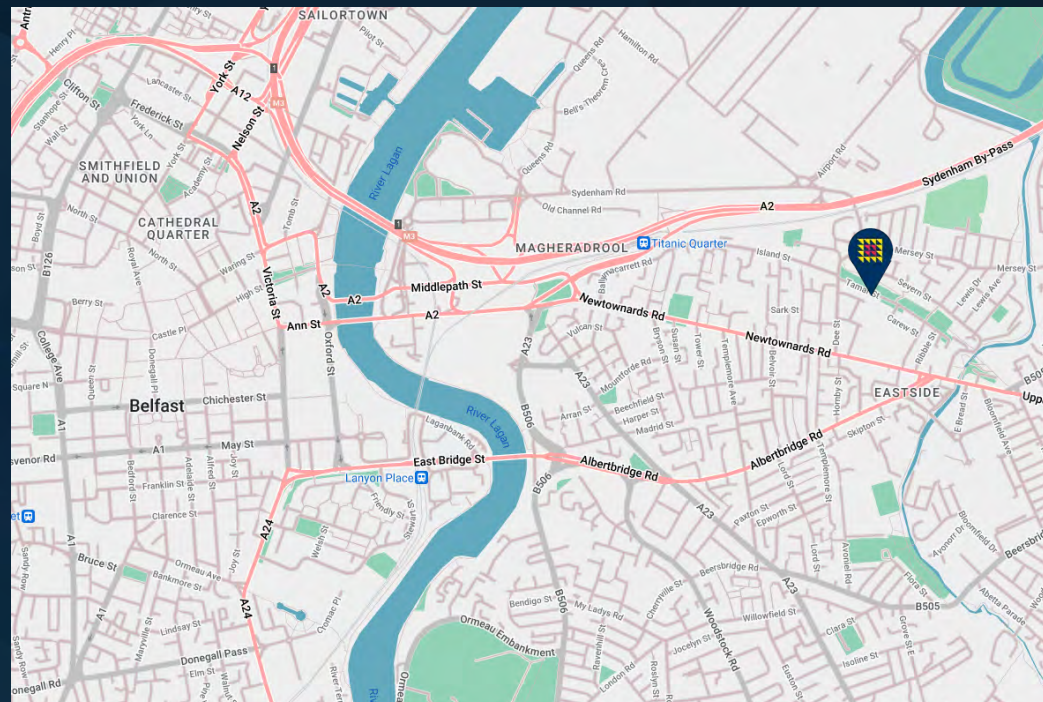
The subject property comprises two modern warehouse and office buildings of portal frame construction with part brick, part profile steel elevations and pitched profile steel roofs with pedestrian and electric roller shutter access.

The offices are fitted to include part suspended ceilings with recessed lighting, painted / plastered walls, carpeted flooring, gas fired heating and modern kitchen and WC facilities.

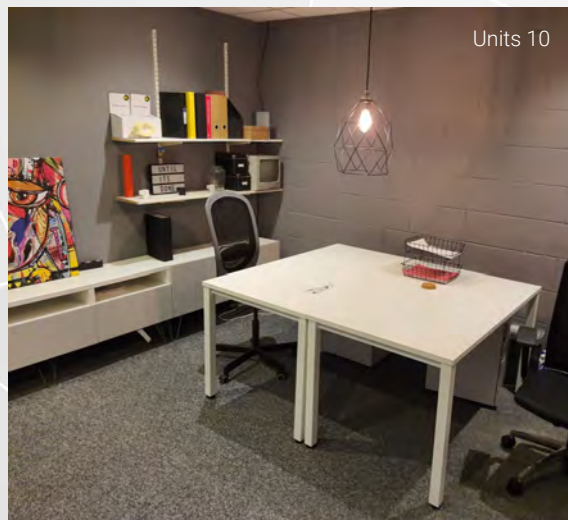
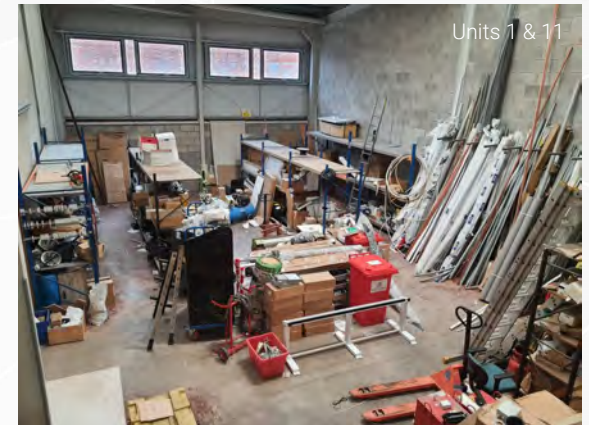
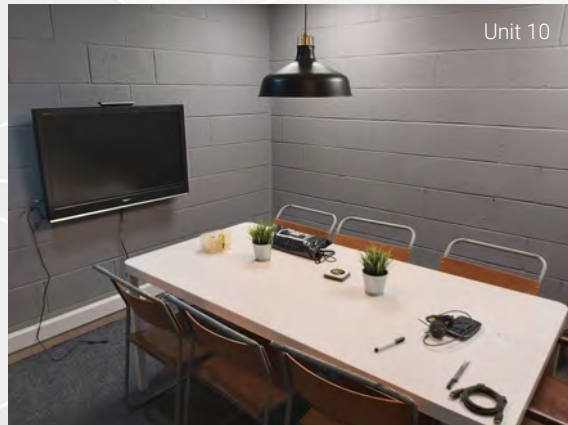
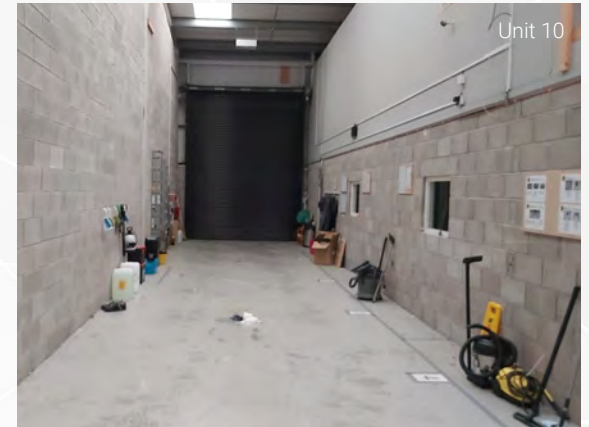
Unit 10 is being sold as an investment and units 1 & 11 will be sold with vacant possession with the benefit of an enclosed self contained yard / car park.

# ACCOMMODATION

Description	Area sq m	Area sq ft
<b>UNITS 1 &amp; 11</b>		
Ground Floor	C. 362 sq m	3,897 sq ft
First Floor	C. 154 sq m	1,657 sq ft
<b>TOTAL</b>	<b>C. 516 sq m</b>	<b>5,554 sq ft</b>
<b>UNIT 10</b>		
Ground Floor	C. 155 sq m	1,668 sq ft
First Floor	C. 74 sq m	797 sq ft
<b>TOTAL</b>	<b>C. 229 sq m</b>	<b>C. 2,465 sq ft</b>







# Photo Gallery

Tamar Commercial Centre, Tamar Street



# LEASE DETAILS (UNIT 10)

TENANT: Casia Catering Ltd.  
RENT: £15,000 per annum  
TERM: 3 years from 21/11/2022  
REPAIRS; Full repairing and insuring lease

# SALES DETAILS

PRICE: £475,000 for entirety (Individual lot prices on application)  
TITLE: We assume the property is held under freehold title  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

We are advised that the current NAV for the subject is:

Unit 10: £8,550 Estimated Rates Payable: £4,711.43  
Units 1 & 11: £20,950 Estimated Rates Payable: £11,544.39

The commercial rate in the pound for 2022 / 2023 is £0.551045.

**Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.**

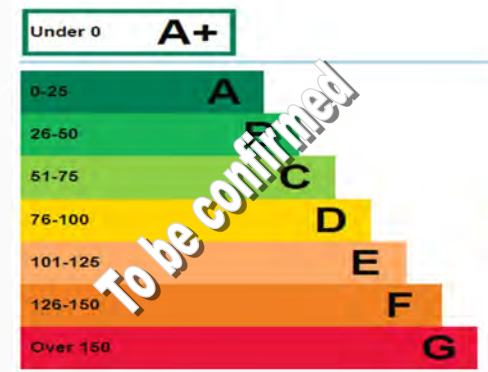
Customer Due Diligence:

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.

FILE NO: 9511



# EPC CERTIFICATE



# CONTACT DETAILS

IAIN MCCABE

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)

JAMES CHRISTIE

[james.christie@okt.co.uk](mailto:james.christie@okt.co.uk)

028 9024 8181

[OKT.CO.UK](http://OKT.CO.UK)

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.