

FOR SALE / TO LET - RETAIL & OFFICE BUILDING (Part Income Producing)

20 ROSEMARY STREET

BELFAST
BT1 1QD



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FOR SALE / TO LET RETAIL & OFFICE BUILDING (Part Income Producing)

20 ROSEMARY STREET

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KEY BENEFITS

- Located within Belfast City Centre
- Property comprises of ground floor retail units with upper floor offices.
- Part income producing
- Suitable for owner occupation
- Good access to public transport, Belfast Bikes and numerous car parks nearby

LOCATION

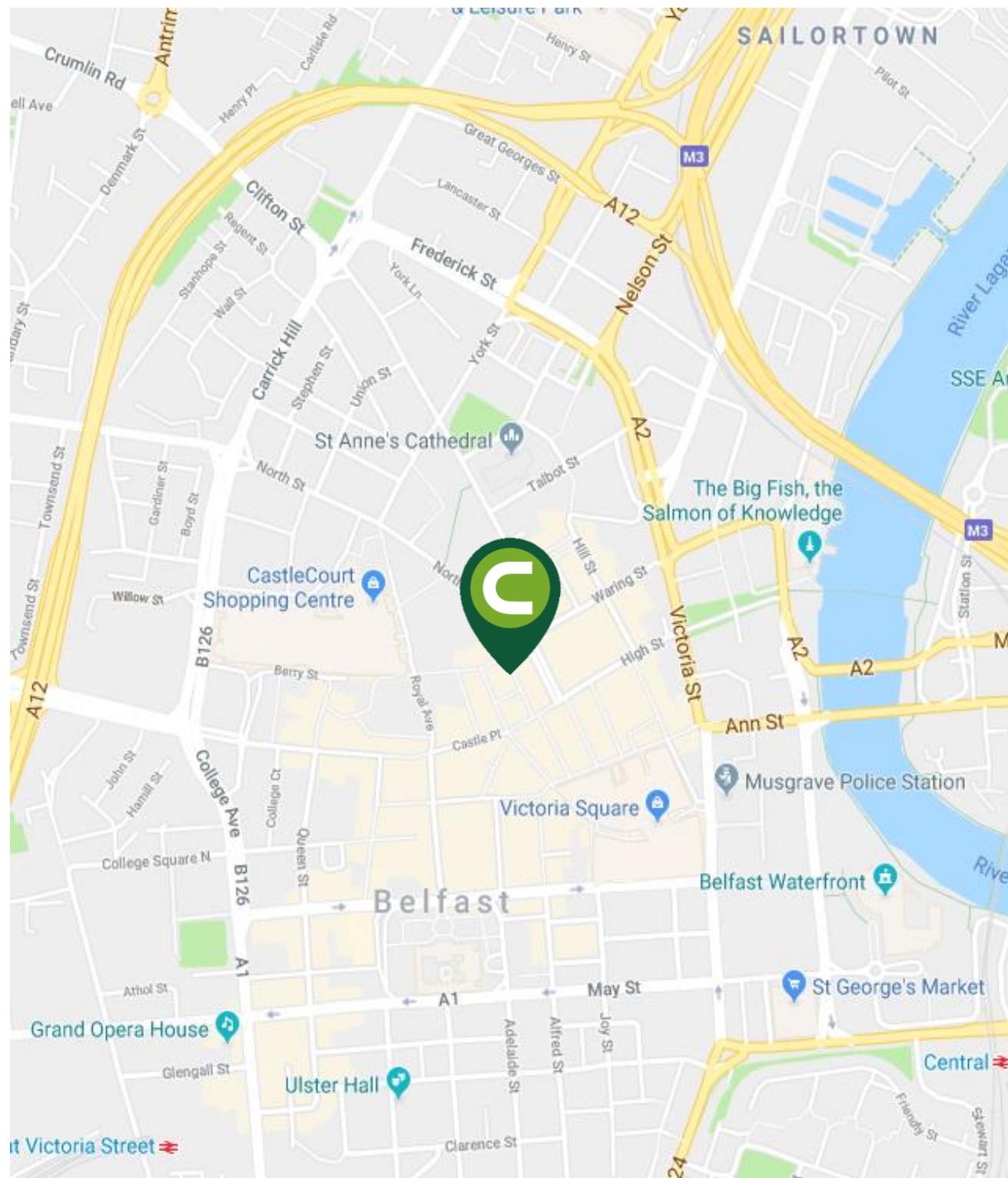
The subject premises are located on Rosemary Street, which runs between Royal Avenue and Bridge Street. The property is a short walk to Belfast City Hall and Castlecourt Shopping Centre. The surrounding area comprises a mix of retail / leisure uses and office accommodation with occupiers including Rapid7, Regus, Intelling, Law Society, Chain Reaction Cycles, Caffè Nero, Blu Restaurant and Fresh Garbage.

DESCRIPTION

The property comprises of a five storey building with two ground floor retail units and office accommodation on the upper floors. Furthermore, there is a garage / store situated to the rear of the property. The office space currently comprises of a range of open plan and cellular accommodation. The property is being sold with vacant possession with the exception of one of the ground floor retail units which is under a lease expiring in October 2018 and a ground floor store which is the subject of a licence agreement.

RATEABLE VALUE

Unit	NAV	Rate £ 18/19	RATES PAYABLE
Shop & Store	£12,400	0.602803	£7,474
Shop	£10,300	0.602803	£6,208
Offices	£48,400	0.602803	£29,175



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TENANCIES

The ground floor retail unit is subject to a 9 month license expiring on 13th September 2018 with a rent of £14,000 per annum, exclusive.

The ground floor garage is subject to a 9 month lease agreement with a rental income of £333.33 per month. The tenant is currently over holding.

The office space will be sold with the benefit of vacant possession.

A copy of the tenancy agreements are available upon request.

POSSIBLE ASSET MANAGEMENT OPPORTUNITIES

- Negotiate a new lease with the ground floor tenant
- Let vacant ground floor unit
- Convert ground floor garage / store to a leisure unit
- Refurbish and lease office accommodation

TITLE

Assumed long leasehold subject to a nominal ground rent.

LEASE DETAILS

The vacant space is available To Lease, further details on request.

PRICE

We are asking for offers in the region of £1,250,000, exclusive.

VAT

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

Unit	Size	Sq m	Size	Sq ft
Retail Unit 1	54	Sq m	581	Sq ft
Retail Unit 2	45	Sq m	484	Sq ft
Garage / Store	45	Sq m	490	Sq ft
1st	204	Sq m	2,200	Sq ft
2nd	204	Sq m	2,200	Sq ft
3rd	204	Sq m	2,200	Sq ft
4th	122	Sq m	1,313	Sq ft
Total	878	Sq m	9,468	Sq ft

EPC

A copy of the EPC Certificates below can be made available on request.

Energy Performance Certificate Northern Ireland
Non-Domestic Building

16, Rosemary Street
BELFAST
BT1 1QD

Certificate Reference Number:
0930-8951-0338-9170-3080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100 81 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 70
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 100.22
Primary energy use (kWh/m² per year): 566.05

Benchmarks

Buildings similar to this one could have rating as follows:
85 If newly built
85 If typical of the existing stock

Energy Performance Certificate Northern Ireland
Non-Domestic Building

A S M (B) Ltd
Horwath House, 20 Rosemary Street
BELFAST
BT1 1QD

Certificate Reference Number:
9568-3093-0283-0800-1691

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50 48 This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1075
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 35.89
Primary energy use (kWh/m² per year): 199.78

Benchmarks

Buildings similar to this one could have rating as follows:
20 If newly built
53 If typical of the existing stock

Energy Performance Certificate Northern Ireland
Non-Domestic Building

22, Rosemary Street
BELFAST
BT1 1QD

Certificate Reference Number:
9864-3053-0580-0500-1995

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75 64 This is how energy efficient the building is.

D 76-100

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F 126-150

G Over 150

Less energy efficient

Technical Information

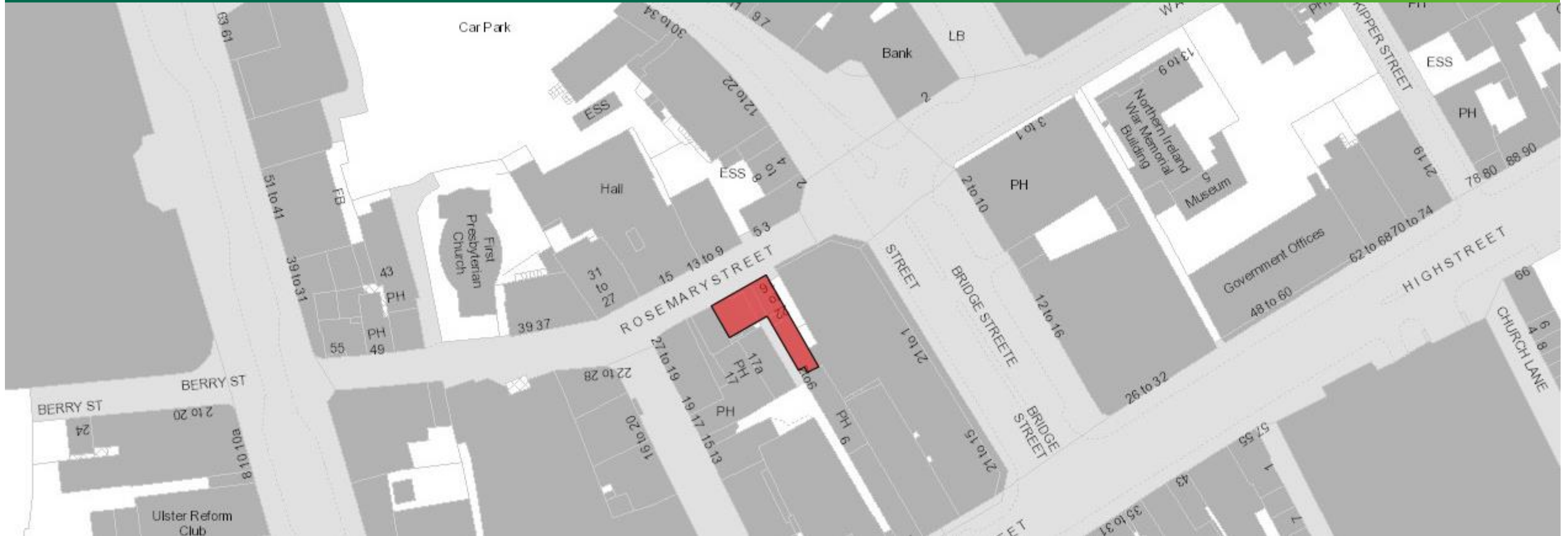
Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 43
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 77.87
Primary energy use (kWh/m² per year): 434.47

Benchmarks

Buildings similar to this one could have rating as follows:
26 If newly built
74 If typical of the existing stock

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CONTACT US

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