

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



## 02890 500 100

# FOR SALE

**WAREHOUSE & TRADE  
COUNTER  
INVESTMENT**

**23 BALMORAL ROAD  
BELFAST  
BT12 6PT**

c. 546 M<sup>2</sup> (5,881 FT<sup>2</sup>)



### CONTACT:

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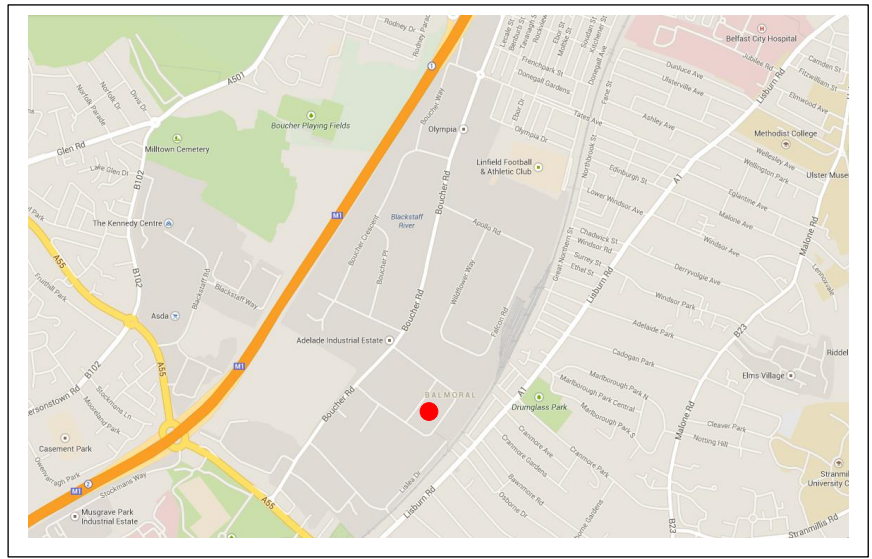
- The premises occupy a prominent position on Balmoral Link, off the Boucher Road which is a highly accessible location adjoining the M1 Motorway between Stockmans Lane and Broadway Junctions.
- The Boucher area is a highly successful retailing and industrial location with occupiers such as Haldane Fisher, Driver & Vehicle Testing Agency, Capco, MacNaughton Building Supplies and Self-Storage House & Stock.
- The premises are let for a term of 10 years from 1<sup>st</sup> April 2018 to Matala Limited and guaranteed by the Company's two Directors.
- Matala Limited are a new company and franchisee who operate as the The Wheel Specialist. The Wheel Specialist are the UK's leading wheel repair and refurbishment specialist.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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# FOR SALE

## WAREHOUSE & TRADE COUNTER INVESTMENT 23 Balmoral Road, Belfast, BT12 6PT



### LEASE DETAILS

**Tenant:**  
Matala Limited.

**Guarantors:**  
Matthew Watt & Alan McCracken.

**Term:**  
10 years from 1<sup>st</sup> April 2018.

**Rent:**  
£35,000 per annum, exclusive.

**Repairs & Insurance:**  
Tenant responsible for all repairs (excluding the roof) and reimbursement of the buildings insurance premium to the Landlord.

### PURCHASE PRICE

Offers invited in excess of £350,000, exclusive.

### RATEABLE VALUE

We are verbally advised by Land & Property Services that the rateable value of the property is £20,900.

We are also informed that the rate in £ for 2019/20 = 0.614135. (Therefore rates payable 2019/20 = £12,835).

### ACCOMMODATION

	Area
Warehouse	- c. 414.25m <sup>2</sup> (4,459ft <sup>2</sup> )
Trade Counter	- c. 25.90m <sup>2</sup> ( 270ft <sup>2</sup> )
Offices	- c. 72.93m <sup>2</sup> ( 785ft <sup>2</sup> )
Kitchen	- c. 25.08m <sup>2</sup> ( 270ft <sup>2</sup> )
Store	- c. 9.01m <sup>2</sup> ( 97ft <sup>2</sup> )
<b>Net Internal Area</b>	<b>- c. 546.35m<sup>2</sup> (5,881ft<sup>2</sup>)</b>

### TITLE

We understand that the property is held under Lease from Belfast City Council for a term of 99 years from 23<sup>rd</sup> March 1971, subject to an annual rent of £5,600. The rent was last reviewed on 23<sup>rd</sup> March 1996 and the next review is on 23<sup>rd</sup> March 2021 and 2046. We are not aware of any onerous obligations, restrictions, encumbrances or outgoing affecting the subject property.

### VAT

The premises are not registered for Value Added Tax.

### EPC

