

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

FOR SALE

**COMMERCIAL &
RESIDENTIAL
INVESTMENT**

**14 HOLYWOOD ROAD
BELFAST
BT4 1NT**



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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

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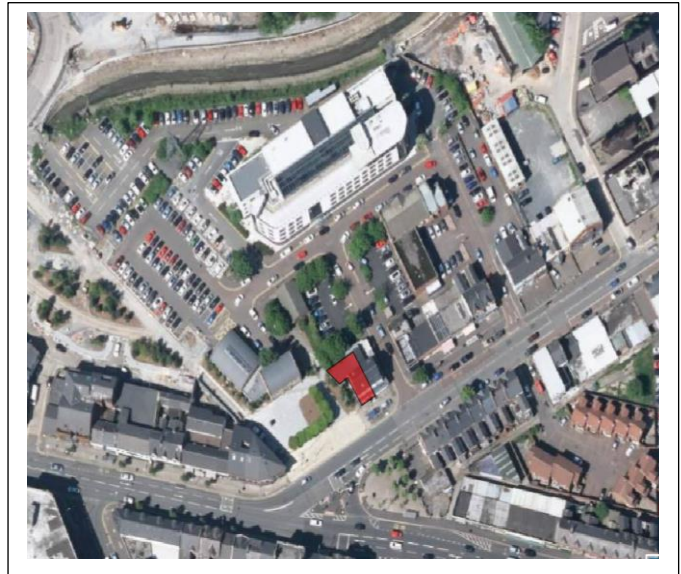
DESCRIPTION

- Mixed use property comprising ground floor retail unit and 3 bedroom residential apartment on the uppers floors with separate access.
- The ground floor unit is leased until 14th June 2019 at an annual rent of £8,500. The upper floor 3 bedroom apartment has recently become vacant and is on the market To Let for £6,000 per annum.
- The property occupies a prominent location on Hollywood Road in close proximity to its junction with Upper Newtownards Road and CS Lewis Square and Arches Health and Wellbeing Centre.
- Benefits from extensive daily passing traffic and pedestrian footfall.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give 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 the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property.

FOR SALE

COMMERCIAL & RESIDENTIAL INVESTMENT 14 Hollywood Road, Belfast



SALES DETAILS

Price:

Offers in excess of £150,000, exclusive.

Title:

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

TENANCY DETAILS

Ground Floor:

The ground floor shop is leased to Mr Matthew McCartney for a term of 3 years from 15th June 2016, expiring on the 14th June 2019 with an annual rent of £8,500.

VAT

The property is not registered for VAT.

ACCOMMODATION

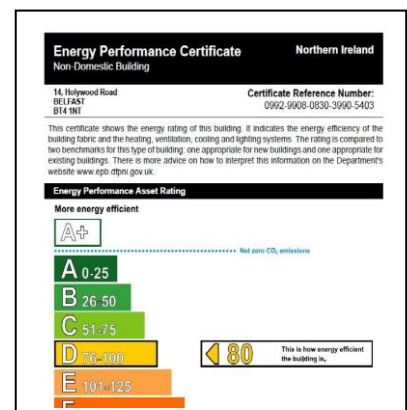
Ground Floor	Area
Internal Frontage	c. 3.85 m (11'9")
Sales Area	c. 77.5 m ² (834 ft ²)
Office	c. 4.4 m ² (47 ft ²)
W/C	
TOTAL AREA	c. 81.9 m² (881 ft²)
First & Second Floor	1 Reception/3 Bedroom self-contained apartment

RATES INFORMATION

Shop: £8,500
Rate in £ 2018/19 = £0.602803
Rates payable (GF) = £5,123

Apartment = £70,000
Rate in £ 2018/19 = £0.007628
Rate payable (UF) = £534

EPC



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