

FOR SALE / TO LET

Industrial Unit c. 4,479 sq.ft. (416.2 sq.m.)
Unit 6, 18 West Bank Road, Belfast BT3 9JL



Location

The subject property is located on West Bank Road just off Dargan Road within the North Foreshore. It is a short distance from the M2 motorway via the Fortwilliam roundabout giving provincewide access. Neighbouring occupiers include Park Electric, Stenaline, D.F.D.S. Ltd, TR Shipping and Euro Cables.

Description

The unit was constructed approximately 30 years ago and is of modern steel portal frame construction with traditional block built ground level walls and an electric roller shutter door. It comprises ground floor offices, WC facilities and warehouse with a 7.4m eaves height plus mezzanine offices and storage. The unit is situated in a boundary fenced site and benefits from an external yard/marshalling area with security lighting and car parking.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate:

Ground Floor		c.3,057 sq.ft.	(284 sq.m.)
Mezzanine	Offices	c.749 sq.ft.	(69.6 sq.m.)
	Storage	c.673 sq.ft.	(62.6 sq.m.)
Total Accommodation		c.4,479 sq.ft.	(416.2 sq.m.)

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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SALE DETAILS

PRICE Offers around **£145,000 exclusive**

Title/Ground Rent We understand the property is held under long leasehold with approx 115 years remaining and subject to an annual ground rent of £3,625

VAT All prices quoted are exclusive of VAT, which may be chargeable

LEASE DETAILS

RENT **£14,000 per annum exclusive**

Term Minimum 3 years.

Repairs/Insurance Effective FRI lease terms.

Service Charge A service charge of 30p per sq ft is levied to cover landlords costs of upkeep/maintenance and management of the estate.

RATES NAV **£12,800**
Rates payable 2019/20 with 20% SBRR **£6,288.74**

EPC D-84

VIEWING By appointment with Sole Agent 028 9042 4747



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