

**\*\*\* PRICE REDUCED \*\*\***

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS

# FOR SALE

Part Let Investment - Ground Floor Retail with Upper Floor Offices  
23 Donegall Road, Belfast BT12 5JJ



## Location

The subject property is located on the Donegall Road, Belfast on a prominent corner site at its junction with Wesley Street, in close proximity to Shaftsbury Square and Bradbury Place. Neighbouring occupiers includes: Kensington Group Practice Doctors Surgery, Allens Furniture, Allens Tours, KFC, Oasis Gaming and Brooklyn Square Restaurant.

## Description

The subject is a former ground floor opticians arranged as front retail/showroom with rear private surgery/office plus kitchen dock under the stairs and separate W.C. There is also access to a shared garage.

The ground floor retail has air conditioning and underfloor heating. The building itself has oil fired central heating and a Zoned alarm system.

First and Second Floors are accessed via a separate side entrance. Part of the first floor and all of the second floor is occupied by Escape Belfast as gaming space. It is finished to include solid floor overlaid with carpet, plastered and painted walls and double glazed windows.

**PRICE** Offers in the region of £150,000 exclusive

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

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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### ACCOMMODATION

Ground Floor: Retail/Former Opticians	c.377 sq.ft.	(34.9 sq.m.)
Garage/Store	c.114 sq.ft.	(10.6 sq.m.)
First Floor: Offices Vacant	c.173 sq.ft.	(16.1 sq.m.)
Offices Let	c.269 sq.ft.	(25 sq.m.)
Second Floor: Offices Let	c.317 sq.ft.	(29.4 sq.m.)
Kitchen	c.79 sq.ft.	(7.4 sq.m.)
Total Accommodation	c.1,329 sq.ft.	(123.4 sq.m.)

**VAT** The building is registered for VAT therefore VAT is chargeable on the Rent and Service Charge.

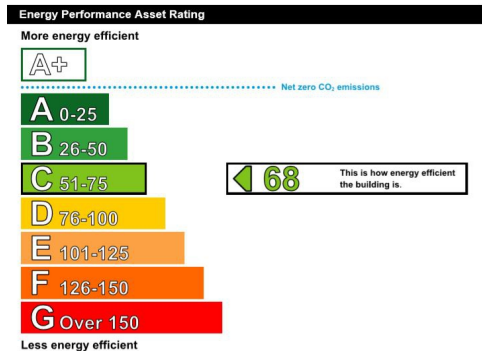
**NAV** Ground and Part First Floor £2,550  
 Part First Floor- Front £1,800  
 Second Floor £1,650  
 Prospective purchasers are advised to make their own enquiries

**TENANCY** Part First Floor and all Second Floor Offices Let on a Three Year Lease from 1<sup>st</sup> Aug 2016 at a current passing rent of £5,250 pa. and renewed for a further one year.

**SALE DETAILS** The vacant space is currently available at a quoting rent of £7,200 pa, giving a total ERV for the building of £12,450. A sale at £175,000 would give a Net Initial Yield of c 7% allowing for standard purchasers costs of c 2.1% or an attractive capital value of c £130 per sq.ft.

**EPC** C-68

**VIEWING** By appointment with Sole Agent 028 9042 4747



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