

FOR SALE

Warehouse/Trade Counter Investment
32 Ballymacarrett Road, Belfast BT4 1BT



This property is situated in a stand-alone site close to Titanic Quarter railway station on the edge of Belfast City Centre.

The property comprises a trade counter/warehouse with ancillary offices and has been occupied by Johnstone Paints for some 20 years.

The current passing rent is £15,500 per annum and given the popularity of such industrial units it would be reasonable for a purchaser to anticipate rental growth on the expiry of the existing lease on 30 September 2022.

SIZE

Ground Floor	Trade Counter/Office	731 sq.ft.	(67.9 sq.m.)
	Warehouse	2,950 sq.ft.	(274 sq.m.)

First Floor	Offices/Kitchen	595 sq.ft.	(55.3 sq.m.)
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Outside
Car park area to side.
Small yard and access for loading by way of roller shutter doors to gable.

PRICE / RENT Offers in the region of £185,000



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

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VAT Not applicable

LEASE

Landlord: Industria Properties (Ulster) Ltd
 Tenant: PPG Architectural Coatings UK Ltd
 t/a Johnstone Paints
 Term: 5 years from 1 October 2017
 Rent: £15,500 per annum
 Repair: Tenant responsible
 Insurance: Landlord may recoup cost of building insurance from Tenant

EPC C-74

VIEWING By appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

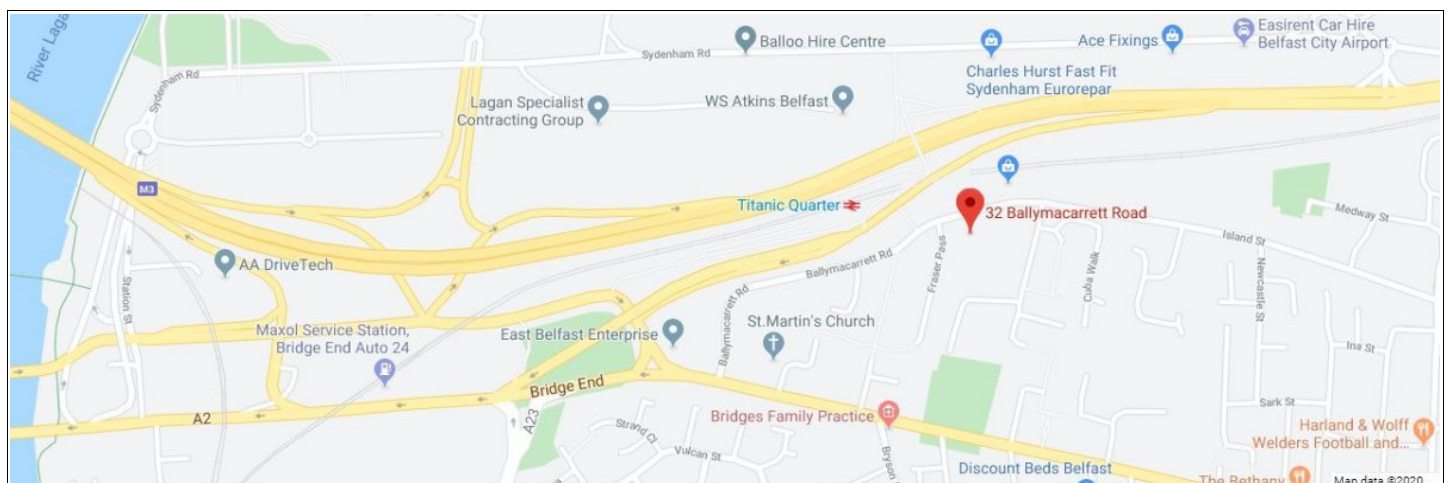
E 101-125

F 126-150

G Over 150

Less energy efficient

74 This is how energy efficient the building is.



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