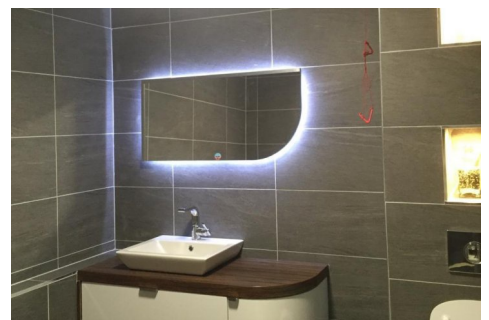


FOR SALE

Mixed Use Investment - Fully Let
118-122 Castlereagh Street, Belfast BT5 4NL



INVESTMENT SUMMARY

- Fully let mixed use investment
- Prime location in East Belfast
- Current Total Income (net) £65,677.99 p.a. excl
- Excellent asset management opportunities

LOCATION / DESCRIPTION

Extended three storey mid terrace building comprising three ground floor retail Units and six upper floor apartments in a very high-profile location.

Situated close to the junction of Castlereagh Street, Templemore Avenue, Castlereagh Road/ Beersbridge Road.

PRICE £800,000

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

ACCOMMODATION

3 Retail Units

Unit 1	Retail	c.337 sq.ft.	(31.3 sq.m.)
	Storage plus W.C.	c.89 sq.ft.	(8.3 sq.m.)
	Total Unit 1	c.426 sq.ft.	(39.6 sq.m.)
Unit 2	Salon	c.638 sq.ft.	(59.3 sq.m.)
	Kitchen	c.47 sq.ft.	(4.4 sq.m.)
	Offices	c.69 sq.ft.	(6.4 sq.m.)
	1 st Floor Office plus Bathroom	c.114 sq.ft.	(10.6 sq.m.)
	Total Unit 2	c.868 sq.ft.	(80.7 sq.m.)
Unit 3	Gross internal	c.691 sq.ft.	(64.2 sq.m.)
Total	Retail Units	c. 1,985 sq.ft.	(184.25 sq.m.)



6 Upper Floor Apartments

I 18A	One Bed Apt	c.409 sq.ft.	(38 sq.m.)
I 18B	Two Bed Duplex Apt	c.786 sq.ft.	(73 sq.m.)
I 20A	One Bed Apt	c.409 sq.ft.	(38 sq.m.)
I 20B	Two Bed Duplex Apt	c.786 sq.ft.	(73 sq.m.)
I 22A	One Bed Apt	c.388 sq.ft.	(36 sq.m.)
I 22B	One Bed Apt	c.506 sq.ft.	(47 sq.m.)

*NB Sizes as provided by client – TRC have not measured the Apts

Total Accommodation **c.5,289 sq.ft. (491 sq.m.)**



TENANCY DETAILS

3 Ground Floor Retail Units	Totalling £29,500 p.a. excl
6 Apartments	£39,120 p.a. excl. on short term tenancies
Total Gross Rent	£68,620 per annum excl.
Net Rent	£65,677.99 per annum excl. (further details on request to genuinely interested parties)



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

RATEABLE VALUES

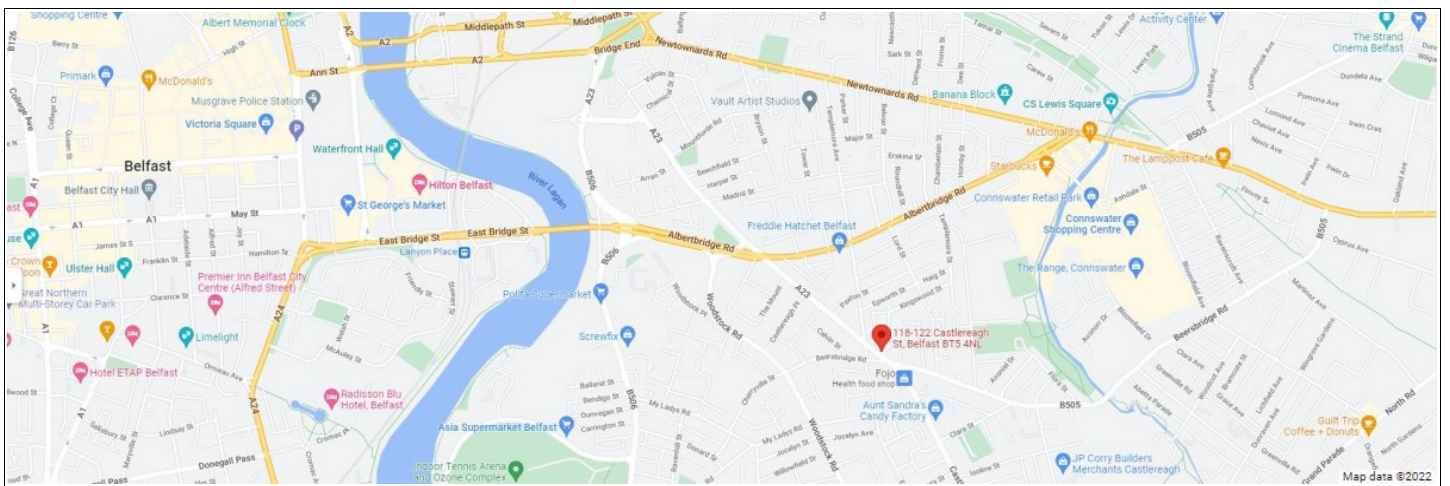
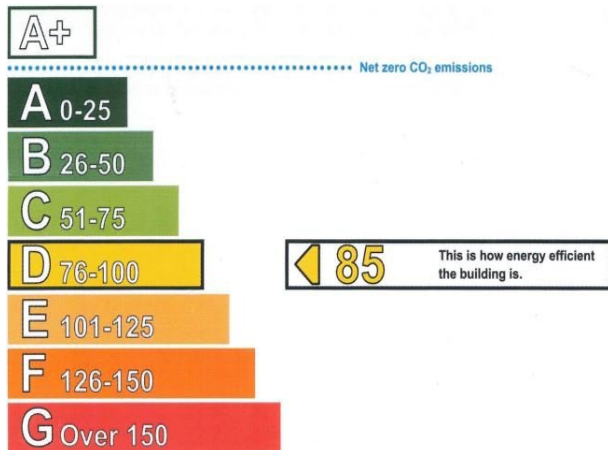
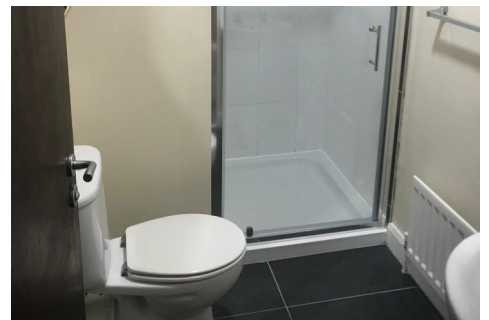
118-120 Retail	Total NAV	£9,950
118 Apt A	Capital Value	£32,000
118 Apt B	Capital Value	£48,000
120 Apt A	Capital Value	£34,000
120 Apt B	Capital Value	£56,000
122 Apt A	Capital Value	£32,000
122 Apt B	Capital Value	£50,000

VAT All prices and rentals are quoted exclusive of VAT, which we understand is not chargeable on the purchase price.

EPC D-85

VIEWING By appointment with Sole Agent
028 9131 3830

or contact Gareth McGimpsey
07710 858734



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

