

FOR SALE

Excellent Retail Investment

84, 86, 90 & 94 Bloomfield Road, Belfast BT5 5LU



LOCATION / DESCRIPTION

This is an excellent retail investment situated in an established modern block of shops at the roundabout of the junction with North Road and Bloomfield Road in a highly visible location.

The properties benefit from a generous, common car park to front and side.

ACCOMMODATION

(No's 88 & 92 are not part of this sale)

No 84	Beauty Salon	c.366 sq.ft. (34 sq.m.) plus separate W.C.
No 86	Dog Grooming	c.366 sq.ft. (34 sq.m.) plus separate W.C.
No 90	Hair Salon	c.366 sq.ft. (34 sq.m.) plus separate W.C.
No 94	Beauty Salon	c.366 sq.ft. (34 sq.m.) plus separate W.C.

Total Rent £28,500 per annum

(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

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LEASE DETAILS

No 84	3 years from 1 st June 2022
No 86	Overholding
No 90	3 years from 1 st November 2022
No 94	3 years from 1 st November 2023

SALE DETAILS

PRICE Seeking offers over **£325,000 excl.**

A sale at this level would give an attractive net initial yield of c.8.5%

VAT Not chargeable on the rent or sale price

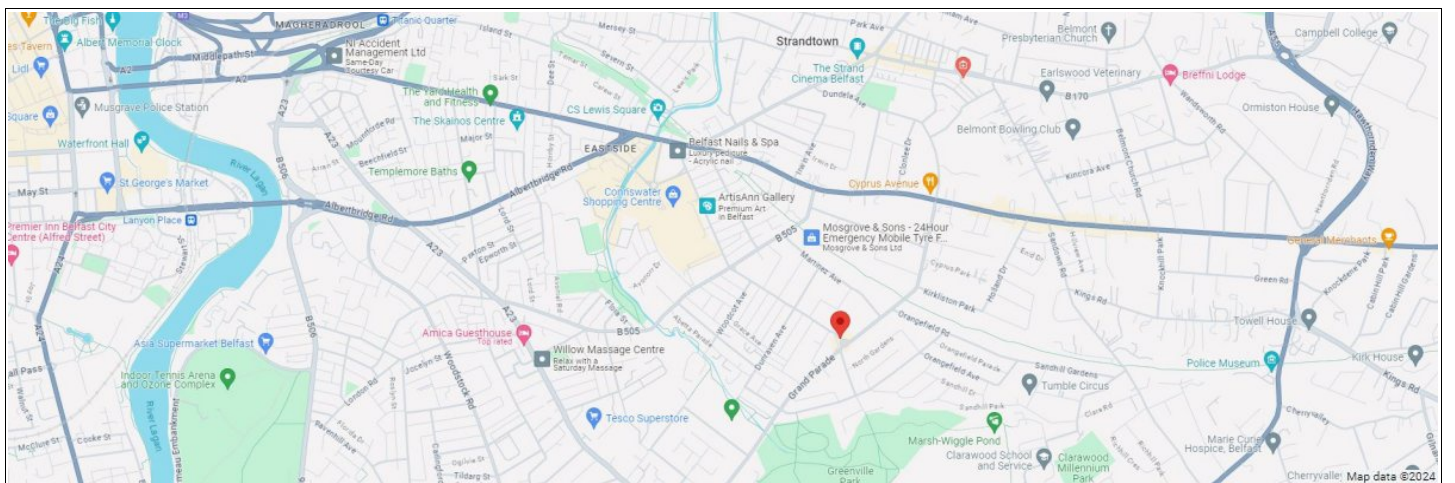
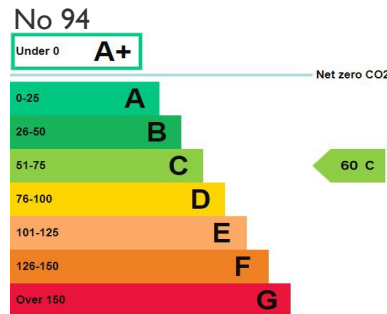
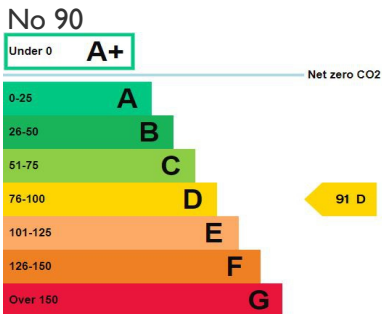
TITLE We understand freehold / long leasehold

RATES	No 84	NAV	£4,500
	No 86	NAV	£4,800
	No 90	NAV	£4,800
	No 94	NAV	£4,500

EPCs C-60 D91

VIEWING By appointment with Sole Agent 028 9131 3830

ANTI-MONEY LAUNDERING In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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