

Lisney

FOR SALE/TO LET

Well established convenience
store c. 3,568 sq. ft.

**"GUYS", 771 ANTRIM ROAD,
BELFAST BT15 4EP**

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CONTACT

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BRIEF

- Prominent roadside location on one of the main arterial routes in the north of the City
- Well established business and convenience store location with a shop on site since the 1960s
- Situated in an area of medium and high density housing
- Highly accessible location



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LOCATION

The subject property occupies a prominent roadside location on Antrim Road, approximately 5 miles north of Belfast City centre.

Antrim Road is one of the primary arterial routes into the City centre providing access from the north of the City, Newtownabbey and beyond.

The immediate area comprises a mix of medium/high density housing, retail and leisure uses.

Local amenities include Landsdowne Hotel, Fortwilliam Golf Club and Cavehill Country Park.

DESCRIPTION

The subject property is a highly visible three storey, detached commercial building comprising basement stores, ground floor convenience store with ancillary stores and a self contained former hair salon on the first floor. The convenience store currently operates under the Vivo symbol.

In addition there is an external solid fuels yard partially covered by a canopy and an external ATM machine operated by Bank Machine Limited.

There are undeveloped lands to the side and rear of the existing shop

building which may provide an opportunity for a shop extension or redevelopment, subject to all necessary statutory consents

TENANCY

Bank Machine Limited operate the ATM machine under a 7 year lease commencing 1st May 2012 on a base rent of £3,000 per annum with a top up rent related to the number of transactions.

We have been advised that the rental income since lease commencement has been in the region of £6,000 per annum.

ACCOUNTS

Trading information can be made available on request to genuinely interested parties.

OPENING HOURS

The shop currently trades from 7am – 8pm, seven days a week.

STAFF

Seven part time staff are currently employed.

STOCK

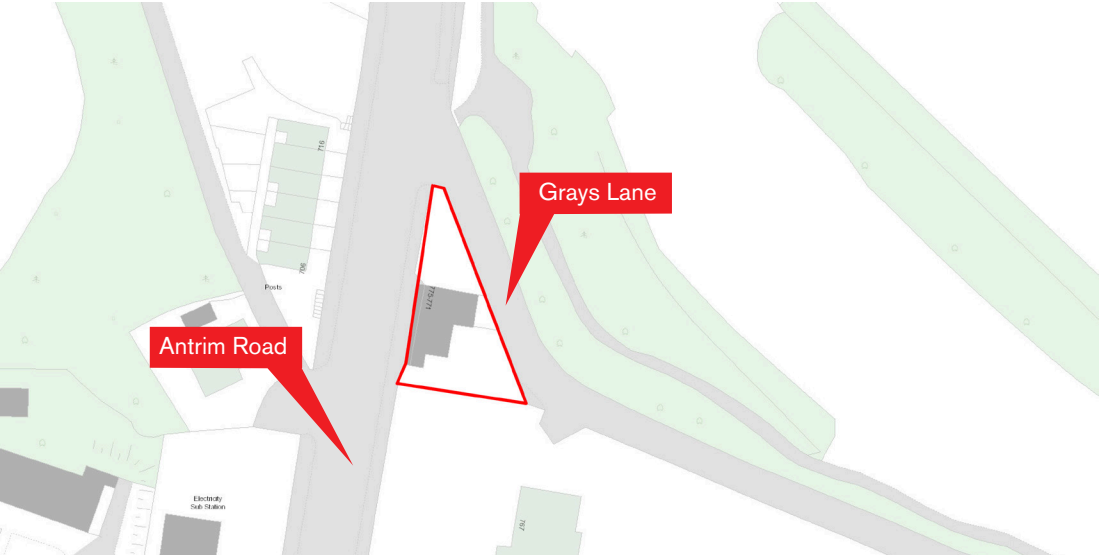
To be sold at valuation.

ACCOMMODATION

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Basement Stores	55.95	602
Ground Floor Sales Area	165.23	1,779
Ground Floor Staff Area	11.59	125
Ground Floor 'Lean To' Stores	18.58	200
First Floor Salon	80.08	862
TOTAL	331.43	3,568
Site Area	0.61 acres	



DEMISE



LOCATION MAP



GROUND FLOOR - D90

Energy Performance Certificate

Northern Ireland

Guys Newsagent
771-775 Antrim Road
BELFAST
BT15 4EP

Certificate Reference Number:
0660-0134-1259-0808-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpi.gov.uk.

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

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 177
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 110.93

Benchmarks

Buildings similar to this one could have rating as follows: 90
If newly built 81
If typical of the existing stock 83

This is how energy efficient the building is.

90

FIRST FLOOR - F127

Energy Performance Certificate

Northern Ireland

Colours
771a Antrim Road
BELFAST
BT15 4EP

Certificate Reference Number:
9165-3018-0441-0400-6501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpi.gov.uk.

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

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 93
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 95.31

Benchmarks

Buildings similar to this one could have rating as follows: 127
If newly built 82
If typical of the existing stock 85

This is how energy efficient the building is.

127

PRICE

Inviting offers for the property, business, goodwill, fixtures & fittings.

RENT

Rent on Application

TITLE

We have been advised that the property is held freehold.

RATES

Ground Floor Convenience Store:

NAV £27,900

Rates Payable 16/17 £16,255

First Floor Salon:

NAV £3,300

Rates Payable 16/17 £1,923

The above rates payable figure for the first floor does not reflect Small Business Rates Relief which will apply to the majority of incoming tenants.

VAT

All prices and outgoings are stated exclusive of but may be liable to VAT.

CONTACT

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The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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