

FOR SALE

RETAIL



Part Income Producing Prominent Retail
Parade c. 7,100 sq. ft.

**39-53 BLOOMFIELD AVENUE, BELFAST
BT5 5AA**

- High profile retail parade
- Popular East Belfast Location
- In close proximity to Connswater Shopping Centre and retail Park
- Producing an annual income of £24,000
- Consideration may be given to individual unit sales

Lloyd Hannigan – 028 9050 1501
lhannigan @lisney-belfast.com

www.lisney.com

1st Floor, 29-33 Montgomery Street, Belfast, BT1 4NX.

Lisney

Location

The subject property occupies a prominent roadside location fronting Bloomfield Avenue, approximately 2 miles east of Belfast City centre. Bloomfield Avenue is best known for its ladies boutiques and fashion outlets.

The property is located in a well established commercial area adjacent to Connswater Shopping Centre and Retail Park. Neighbouring occupiers include Maplin and Halfords.

Description

The subject property comprises a part income producing parade of 5 no. two storey retail units. On street layby car parking is provided to the front of the scheme with an additional 1,500 free car parking spaces offered at Connswater Shopping Centre and Retail Park.

Unit 1 is currently occupied by a Chinese takeaway (Superior Palace) while Unit 4 is occupied by Todd Insurance. The two tenancies are producing an annual income of £24,000 per annum.

Accommodation

We calculate the Net Internal Area (NIA) of the properties as follows:-

Area	Sq M	Sq Ft
Retail unit 1	132.00	1,420
Retail unit 2	132.00	1,420
Retail unit 3	132.00	1,420
Retail unit 4	132.00	1,420
Retail unit 5	132.00	1,420
Total Net Internal Area	660.00	7,100

*Retail Unit 2 has been finished to a high specification throughout and comprises a fully fitted day spa.

Retail Unit 2



Retail Unit 3



Retail Unit 5



Tenancy information

Property	Tenant	Trading As	Rent (£pa)	Lease Start	Lease Length (Years)	Lease Expiry	Review Dates	Tenant Break options
Ground Floor Retail Unit 1	Yong Chen & Meng Jun Gao	Superior Palace	£15,000	14-Mar-11	10	13-Mar-21	14-Mar-16	TBC
Ground Floor Retail Unit 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ground Floor Unit 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ground Floor Unit 4	W Todd & Son Ltd	Todd Insurance	£9,000	TBC	3	TBC	TBC	N/A
Ground Floor Unit 5	N/A	N/A	N/A		N/A	N/A	N/A	N/A
TOTAL ANNUAL INCOME			£24,000					

Rates

We understand that the property has been assessed for rating purposes as follows:-

Description	Net Annual Value	Rates Payable 15/16
Retail Unit 1	£6,400	£3,669.88
Retail Unit 2	£6,750	£3,870.57
Retail Unit 3	£6,700	£3,841.90
Retail Unit 4	£6,700	£3,841.90
Retail Unit 5	£6,750	£3,870.57

*The figures stated above are exclusive of Small Business Rates relief which is applicable to rating assessments of up to £15,000 NAV

Title

We have been advised that the property is held long leasehold, subject to a nominal ground rent.

Asking Price

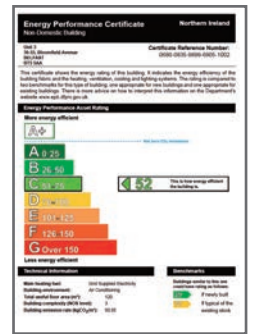
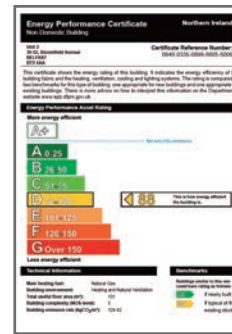
We are inviting offers to purchase individual units or the property in its entirety

Energy Performance Certificate (EPC)

The property has the following energy ratings:-

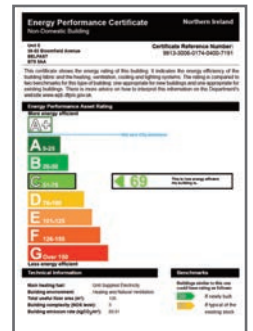
- Unit 1 D92
- Unit 2 D88
- Unit 3 C52
- Unit 4 C52
- Unit 5 C69

Full certificates can be made available upon request.



VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.



Location map

