

FOR SALE



## Prominent Retail Investment Opportunity

ROSE TERRACE, 215-225 CASTLEREAGH ROAD &  
87-89 LOOPLAND DRIVE, BELFAST

- Attractive retail investment opportunity
- Fully occupied and producing a gross annual income of £47,500
- Prominent roadside location
- Desirable lot size

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Lisney

INVESTMENT

## Location

The subject property occupies a prominent corner site at the junction of Castlereagh Road and Loopland Drive, approximately 2 miles south east of Belfast City centre and situated opposite the recently constructed Tesco food store.

The property fronts Castreagh Road, one of the primary arterial routes into the City centre and is located in close proximity to the A55, Outer Ring road, providing ease of access to the wider motorway network. The immediate area is characterised by a mix of commercial uses along with medium to high density housing.

## Description

The property comprises a modern edge of town retail development comprising 5 no. single storey retail/hot food units. The property totals approximately 4,200 sq. ft., is fully occupied, and is currently producing an annual income of £47,500 per annum. The unexpired lease terms range from approximately 2 years (September 2017) to over 9 years (September 2024).

The property offers an attractive investment opportunity where there is increased localised demand and diminishing product available in the market place.

### Internal retail image



## Accommodation

Based on the information that we have been provided with we understand that the accommodation is arranged as follows:-

Area	Sq. M.	Sq. Ft.
Ground Floor Retail Unit 1	65.05	700
Ground Floor Retail Unit 2	65.05	700
Ground Floor Retail Unit 3	65.05	700
Ground Floor Retail Unit 4 & 5	195.09	2,100
<b>Total Net Internal Area</b>	<b>390.24</b>	<b>4,200</b>

## Tenancy schedule

Property	Tenant	Trading As	Rent (£pa)	Lease Start	Lease Length (Years)	Lease Expiry	Review Dates	Tenant Break options	Net Annual Value
Ground Floor Retail Unit 1	Janine Leeman & Jacqueline Lowey	Halo Hairdressing	£10,000	07-Apr-10	10	06-Apr-20	07-Apr-15	N/A	£5,900
Ground Floor Retail Unit 2	N Green, S Thompson & L Quirey	Little Lillies	£8,500	10-Sep-12	5	09-Sep-17	N/A	10-Sep-15	£6,450
Ground Floor Unit 3	Fatto Ltd	La Cabina	£9,000	23-Sep-14	10	22-Sep-24	23-Sep-17	23-Sep-17	£6,450
Ground Floor Units 4 & 5	DMG Direct Ltd	Bronze Tanning & Beauty	£20,000	20-Jul-10	7	19-Jan-18	20-Jan-13	N/A	£18,900
<b>TOTAL ANNUAL INCOME</b>			<b>£47,5000</b>						

**Title**

We have been advised that the property is held freehold.

**Asking Price**

Offers in the region of £500,000 excl. are invited for the property. A purchase at this level would reflect a Net Initial Yield of 8.98% allowing for purchasers costs of 5.8%.

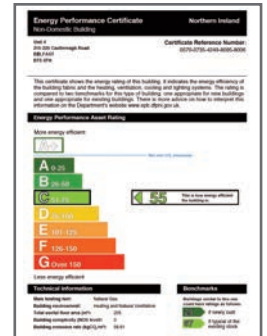
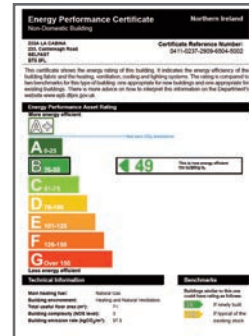
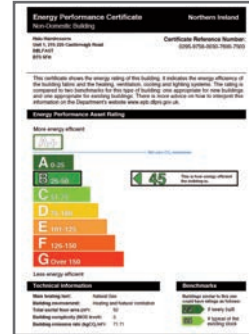
**Energy Performance Certificate (EPC)**

The property has the following energy ratings:-

Retail Unit 1	B45
Retail Unit 2	C59
Retail Unit 3	B49
Retail Units 4&5	C55

**VAT**

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



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 lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, reference 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.