

# OFFICE INVESTMENT FOR SALE



## OFFICE INVESTMENT

SUITE B, 2ND FLOOR, 2 HAWTHORN OFFICE  
PARK, STOCKMAN'S WAY, BELFAST

- Self contained office suite with onsite parking for 9 vehicles
- Floor area - 3500 sq ft approx
- Situated within a modern office park convenient to motorway network and the city centre.
- Prominent location overlooking M1 motorway
- Let to Dillon Bass Ltd at a rent of £38,000 pa.

David McNellis – 028 9050 1501  
dmcnellis@lisney-belfast.com

[www.lisney.com](http://www.lisney.com)

5 Linenhall Street, Belfast BT2 8AA.

Lisney

**Location:**

The property is situated adjacent to the M1 motorway just off the Stockman's Way intersection close to the city centre and Boucher Road in south Belfast. Hawthorn Office Park is a well known suburban scheme and boasts a number of well known occupiers including Press Eye, MSM Contracts and Amacis.

**Description:**

Accessed from the ground floor parking area, via a lift and stairs, the suite is arranged at 2nd and mezzanine levels and comprises a modern, fully fitted, self contained office suite providing a number of private offices, meeting rooms, general office, kitchen/canteen and WC facilities..

**Accommodation:** 2nd Floor : 2100 Sq ft. Mezzanine level : 1400 Sq ft Total Floor Area : 3500 Sq ft (GIA) approx.

**Title:**

The property is held on a long term lease with provision for the landlord to recover a service charge contributing towards the upkeep and management of the complex. The property is let to Dillon Bass Ltd for a term of 15 years from 1 October 2004 at a rent passing of £38,000 pa with a rent review scheduled to occur 1 October 2014. The rent at review is to be the greater of the passing rent plus the Incremental increase in RPI or 115.93% of £38,000. By way of a side letter the tenant has an option to break on 1 October 2014 by giving 6 months prior notice.

**Tenant Covenant:**

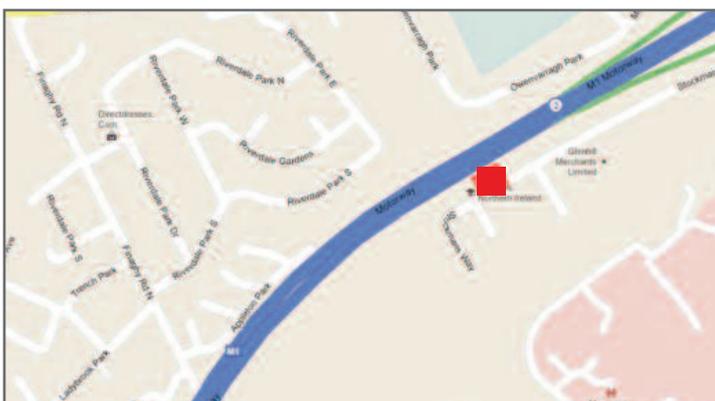
Dillon Bass Ltd has 2 shareholders namely Irish Distillers and Hennessy and was formed in 1990 to market, sell and distribute wines and spirits within Northern Ireland. The company promotes well known brands such as Jameson's Whiskey, Powers, Pernod, Absolute and Cork Dry Gin amongst others.

**Price:** £450,000 reflecting an initial yield of 8.08% allowing for purchasers' costs of 4.5%

**NAV:** The property has been assessed to have an NAV of £26,500. Rate Pounding for 2011/12 is £ 0.5779

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

**Further information is available at [www.Lisney.com](http://www.Lisney.com)**



**Contact: David McNellis – 028 9050 1501 [dmcnellis@lisney-belfast.com](mailto:dmcnellis@lisney-belfast.com)**