FOR SALE
MIXED USE INVESTMENT OPPORTUNITY
41-45 UNIVERSITY STREET, BELFAST, CO. ANTRIM, BT7 1FY
PROPERTY SUMMARY

- The subject comprises 3 separate buildings of which 2 are interconnected.
- Lot 1 - 41-43 University Street, c. 2,254 sq. ft. of office accommodation which is vacant *(£275,000)*
- Lot 2 - 45 University Street, 2 apartments (1No. 1-Bed &1No. 2-Bed) *(£100,000)*
- The apartments are currently let producing an annual combined income of £10,680 per annum until August 2016.
- The office properties benefit from 4 car parking spaces to the rear.
- Offers invited in the region of £375,000 for both lots.

LOCATION

The subject properties occupy a high profile location in the heart of South Belfast’s University Area on University Street, in close proximity to Queen's University.

Surrounding occupiers include Estate / Letting agents, Solicitors, Architects, The French Village Bakery, Dukes at Queens Hotel, Botanic Avenue and Queens University.

DESCRIPTION

The Mid-Terraced properties are of traditional red brick construction with accommodation arranged over three floors. The office element benefits from car parking to the rear.

The properties are available in One or Two lots as follows;

LOT ONE

41 – 43 University Street, Belfast

Sold with the benefit of vacant possession these interconnected office properties extend to c. 2,254 sq ft and have been finished to a high standard benefitting from the following;

- Carpeted floors
- Spot and Strip lighting
- Painted and plastered walls
- Kitchen
- WC's on Ground and First Floor levels
- Car parking to the rear
LOT TWO

45 University Street, Belfast

A 3 storey building comprising of 2 apartments both accessed via a communal entrance off University Street. These comprises of a Ground Floor 1-Bed apartment and a 2-Bed First Floor duplex apartment benefitting from Upvc Double Glazing and Economy Seven Heating each let on the following tenancies;

45A University Street
Demise: One Bedroom Apartment
Tenant: Private Tenant
Term: 12 Months from 22nd August 2015
Rent: £430 per month

45B University Street
Demise: Two Bedroom Duplex Apartment
Tenant: 2No. Private Tenants (students)
Term: 12 Months from 11th August 2015
Rent: £460 per month

PRICE

Offers are invited in the region of £375,000 for both lots

VAT

HM Revenue & Customs have advised us that they do not appear to have been notified of any option to tax in respect of these properties.

EPC

41 University Street: E 124
43 University Street: C 59
45A University Street: F 36
45B University Street: F 36
(Included at rear)

LOCATION MAP

TITLE

Title and contract are available for inspection by appointment only via;
Arthur Cox, Victoria House, 15-17 Gloucester Street, Belfast, BT1 4LS
Contact: Nicola McConnell
Tel: 028 9023 0007
Email: nicola.mcconnell@arthurcox.com
NET ANNUAL VALUE

We are advised by the Valuation and Lands Agency that the current NAV / Capital Values are:

41 – 43 University Street: NAV £18,000
Rate in the £2015/2016: £0.573418
Estimated Rates payable per annum: £10,321.52

45a University Street: Capital Value £80,000
Rate in the £2015/2016: £0.007136
Estimated Rates payable per annum: £570.88

45b University Street: Capital Value £130,000
Rates in the £2015/2016: £0.007136
Estimated Rates payable per annum: £927.68

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact: Andrew Lennon  Contact: Martin McKibbin
Tel: 028 90 241 500      Tel: 028 90 241 500
Email: andrew.lennon@colliers.com     Email: martin.mckibbin@colliers.com

Sole Agent
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EPC - 41 UNIVERSITY STREET

EPC - 43 UNIVERSITY STREET

EPC - 45A UNIVERSITY STREET

EPC - 45B UNIVERSITY STREET