FOR SALE

ATTRACTION COMMERCIAL OPPORTUNITY, SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING PERMISSION)

115 & 127
GREAT VICTORIA STREET
BELFAST
BT2 7AH

www.osborneking.com
LOCATION

Belfast is Northern Ireland’s capital and has a Population of 333,871 (2011 census). The city benefits from excellent transport links with easy access to the M1 and M2 motorway networks. Belfast is served by 2 major airports, Belfast International Airport and Belfast City Airport.

Great Victoria Street is a strong commercial location with local occupiers including Airtricity, Go Petrol, Jobs and Benefits Office and Scooter Specialist N.I.

DESCRIPTION

The property comprises of a red brick four-storey end-terrace building with a part painted render finish, covered by a pitch slate roof. We understand the property was formerly used as a Chinese restaurant.

The asset also benefits from surrounding plots of land to the rear which hold the potential for redevelopment, subject to planning permission.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, all areas being approximate:

<table>
<thead>
<tr>
<th>127 Great Victoria Street</th>
<th>sq.m.</th>
<th>sq.ft.</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>67.26</td>
<td>724</td>
</tr>
<tr>
<td>First Floor</td>
<td>17.72</td>
<td>191</td>
</tr>
<tr>
<td>Second Floor</td>
<td>25.31</td>
<td>272</td>
</tr>
<tr>
<td>Third Floor</td>
<td>2.03</td>
<td>22</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>31.35</td>
<td>337</td>
</tr>
<tr>
<td><strong>Total Net Internal Area</strong></td>
<td><strong>143.67</strong></td>
<td><strong>1,546</strong></td>
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</table>

No. 115 Site Area c. 0.02 acres
Remaining Site Area c. 0.13 acres

TENANCY / INCOME DETAILS

14 of the 15 car parking spaces are currently rented by NIACRO whose licence has expired and are holding over at £750 p.a. per space totalling £10,500 p.a. Excl.

RATES

Having reviewed the Land and Property Services web site, we are aware of the following rating information:

<table>
<thead>
<tr>
<th>NAV</th>
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<tr>
<td>127 Great Victoria Street</td>
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<tr>
<td>Car parking @ 115 Great Victoria Street</td>
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</table>

The current rate in the £ for 2014/2015 is £0.6093.
TITLE

We have been advised that the assets are held by way of long leasehold title. Further information available upon request: -

Johnsons Solicitors
56 Wellington Place
Belfast BT1 6GF
Contact: David Holley
E-mail: david.holley@johnsonslaw.co.uk

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

PRICE

Offers in the region of £215,000 exclusive.
COMMERCIAL PROPERTY
CONSULTANTS
The Metro Building
6-9 Donegall Square South
Belfast BT1 5JA
Tel: 028 9027 0000
Fax: 028 9027 0011
E-mail: property@osborneking.com

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