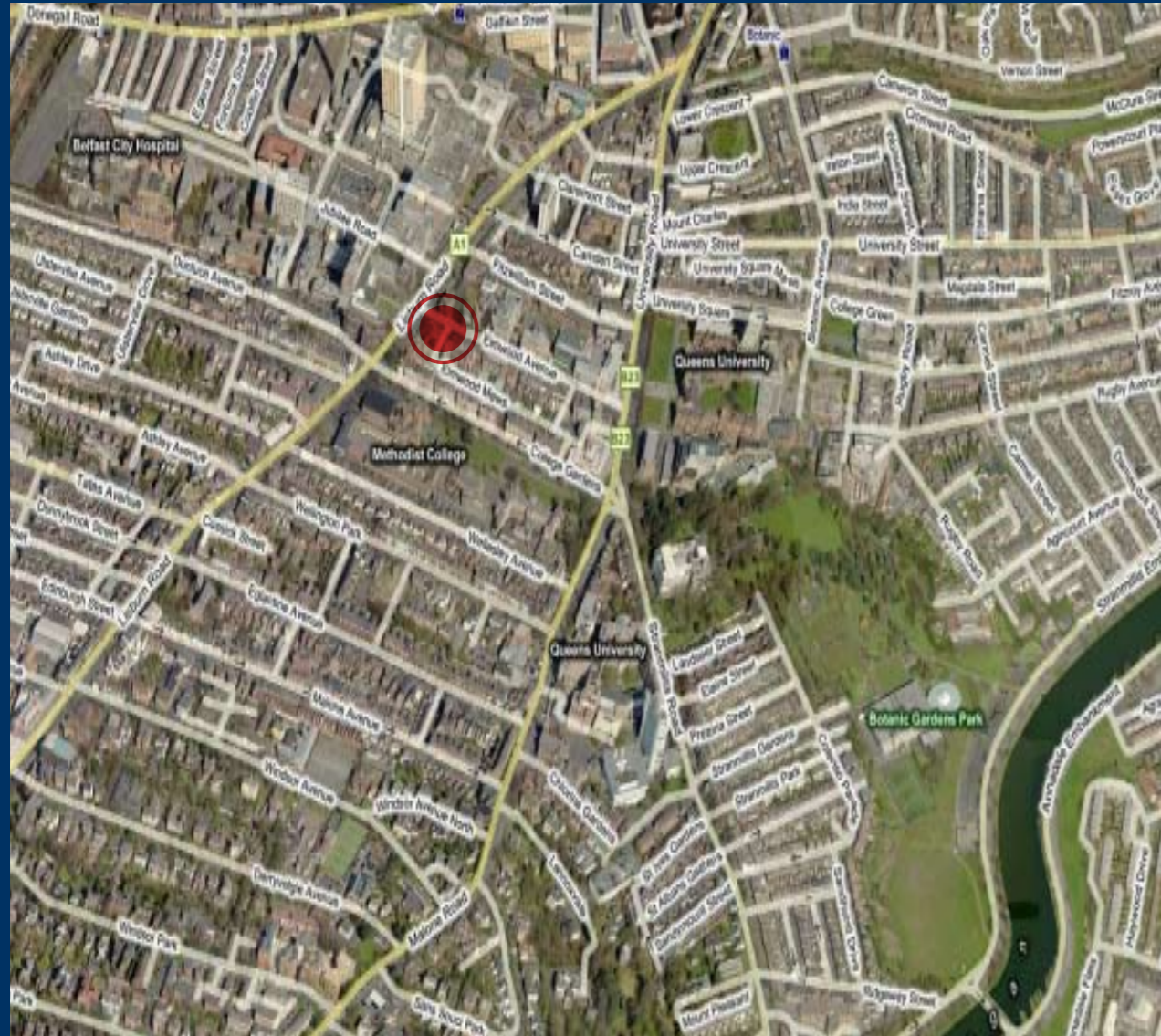


LOCATION MAP (For identification purposes only)

54 ELMWOOD AVENUE, BELFAST



BTWshiells
COMMERCIAL PROPERTY CONSULTANTS

028 9032 7954
www.btwshiells.com
4/10 May Street
Belfast BT1 4NJ

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028 9032 7954

For Sale

54 Elmwood Avenue, Belfast

Prominent Modern Serviced Office Business Centre
Producing Net Rental Income of c.£12,000 Per Annum



LOCATION

The subject property is located on the southern side of Elmwood Avenue, approximately 2.5 miles south of Belfast City Centre. Access from south Belfast to the city centre is via two main arterial routes, Lisburn Road to the western end of Elmwood Avenue and Malone Road to eastern end.

Elmwood Avenue is a picturesque tree lined street, linking the Lisburn Road and Malone Road, two of the main transport links providing ease of access from south to the City Centre. The occupational profile of office space in the area is quite varied with professional businesses occupying the largest proportion. Belfast City Hospital is located nearby, with a large element of educational buildings due to its proximity to Queens University.

DESCRIPTION

Occupying a prominent end of terrace location, close to the junction with Lisburn Road, the subject property comprises a 4 storey office building. The property provides for a high quality serviced office business centre, comprising a variety of tenants. On the outside the property is of a period facade whilst internally the entire property has been recently refurbished and altered to provide for a modern attractive standard of office accommodation, arranged in a cellular format. To the rear of the original building, the property has experienced a substantial extension. A reception area is located at the ground floor entrance with a communal board room facility at first floor for use of all the tenants. Internally the premises are fitted out to a high standard to include carpet, plastered/painted walls, decorative cornicing, alarm system, oil fired central heating and an intercom entrance.

Along with on-street car parking on both sides of Elmwood Avenue, the property benefits from having around 12 designated car parking spaces located to the rear, accessed via Elmwood Mews.

PRICE

Offers are invited in the region of £600,000.

TITLE

Title is available for inspection by appointment only at the office of Tughans, Marlborough House, 30 Victoria Street, Belfast, BT1 3GG:

FAO Leonora Nyhan
Tel 02890 553300
Fax 02890 550096
Email leonora.nyhan@tughans.com

SCHEDULE OF ACCOMMODATION

Ground Floor	957 sq ft	88.9 sq m
First Floor	2,207 sq ft	205.0 sq m
Second Floor	1,035 sq ft	96.2 sq m
Third Floor	1,059 sq ft	98.4 sq m
Ladies and gents WC's		
Total	5,258 sq ft	488.5 sq m

TENANCY

The property is part let to Xoctec Ltd, Oakmore Property Services, Gary Daly Solicitor and British Heart Foundation producing a net rental income of c.£12,000 per annum. The entire property has an estimated rental value of c. £45,000 per annum. The accommodation provides serviced offices which are management by the current owner, who supply the following services:-

- Heating
- Rates
- Lighting
- High speed broadband
- Integrated telephone system
- Call handling
- Office furniture
- 24 hr secure access
- Reception service
- In house cleaning service
- Kitchen, toilet and shower facilities
- In house IT team

RATES

We have been advised by Land and Property Services of the following:-

Net Annual Value: £40,300
Rate in the £ for 13/14: 0.6004
Rates payable, if applicable: £24,196

VALUE ADDED TAX

HMRC is currently in the process of confirming the VAT status. For further details please contact the selling/letting agent

VIEWING DETAILS & FURTHER INFORMATION

For further information and viewing arrangements please contact:

Stuart Draffin

Telephone:

028 90 269215

Mobile:

07739 882441

Email Address:

sdraffin@btwshiells.com

Rear Elevation with designate car parking spaces

