



**For Sale**  
**Commercial Investment Premises**  
156-158 Castlereagh Road, Belfast, BT5 5GT

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**FRAZER  
KIDD**

# For Sale Commercial Investment Premises

156-158 Castlereagh Road, Belfast, BT5 5GT

## Summary

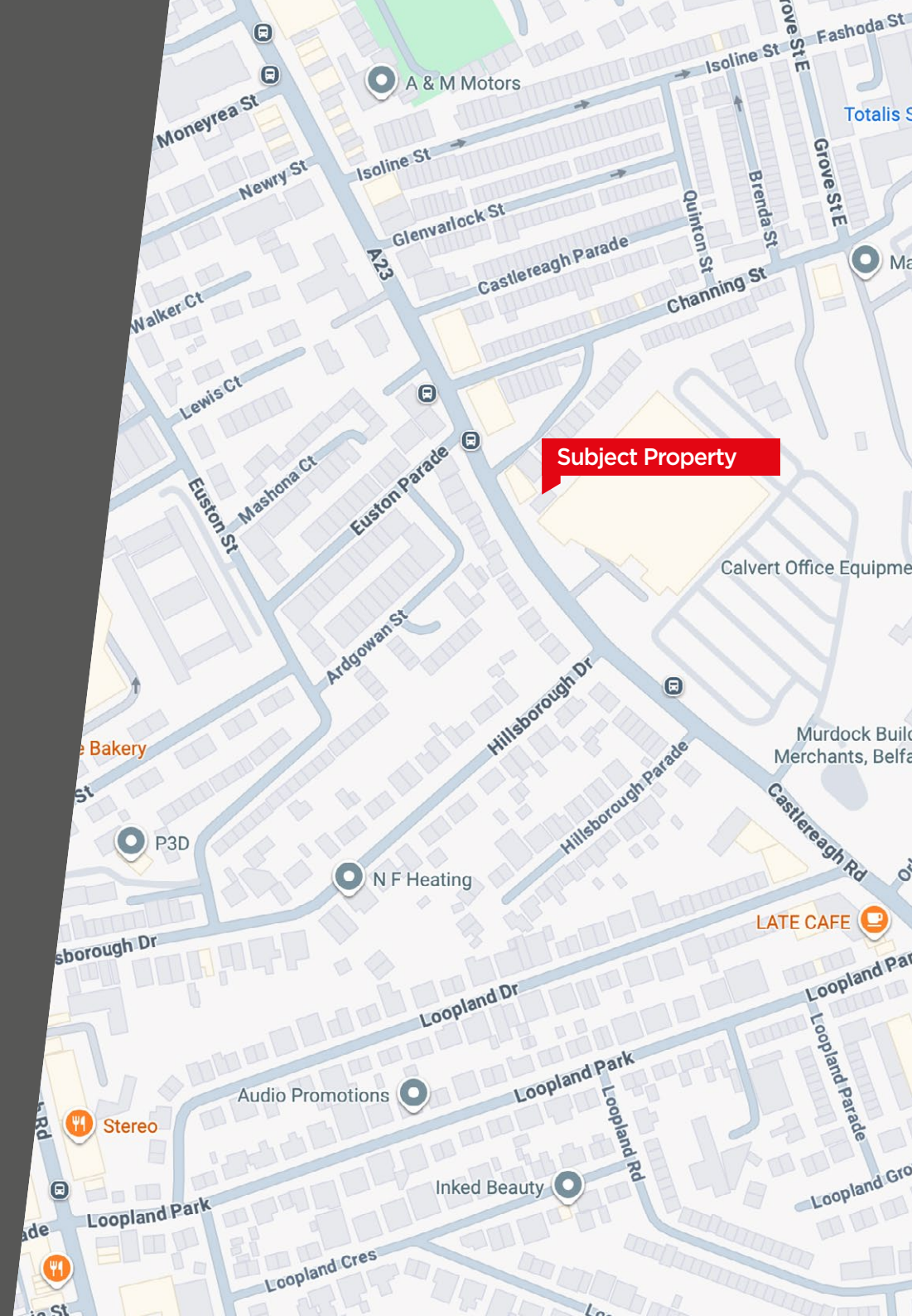
- Situated on the Castlereagh Road, East Belfast.
- The premises extends to c.1,906 Sq Ft.
- The property is currently occupied by a Community Darts Hub.
- Total Rental income of £14,250 per annum.

## Location

The subject property is situated on Castlereagh Road in East Belfast. The property is within close distance to Belfast City Centre by foot, bus, and car. Nearby occupiers include Tesco Superstore, Russell's Convenience Store, Late Cafe, P&P Business Equipment, and many others. Castlereagh Road is a busy route which benefits from high volumes of passing traffic and on-street parking.

## Description

The property currently trades as a Darts community Hub, comprising a ground floor open plan space with a Bar/kitchen and W/C and 1st floor large open plan room with additional W/C. The property has a highly visible frontage with an electric roller shutter door and gas central heating.



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## Tenancy Accommodation

Address	Tenant	Size (sq ft)	Term	Lease Expiry	Current Rent	Rates Payable	Comments
156-158 Castlereagh Road	Private individual	1,906 sq ft	5 years	30/04/2030	£13,000 PA	£3,859.00	FRI
158 Castlereagh Road Gable Wall	Bauer Media Outdoor Northern Ireland Ltd		5 year	31/12/2030	£1,150 PA		
<b>TOTAL</b>					<b>£14,150 PA</b>		

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	92.6	997
1st Floor	84.47	909
<b>Total Approximate Net Internal Area</b>	<b>177.07</b>	<b>1,906</b>

## Title

Assumed freehold/long leasehold.

## Price

Seeking offers in the region of £165,000 exclusive of VAT and subject to contract. An acquisition at this level reflects an attractive net initial yield of 8.41%. After purchaser costs of 1.98%.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

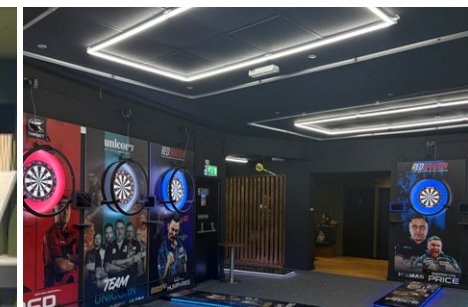
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**

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## EPC

2010/2012, 10.11 Energy performance certificate (EPC) Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

122 Corporation Road BT10 6PS	Rating <b>B</b>	Valid until 11 August 2018
	Certificate number 8155-2125-122-6427-0001	

Property type  
ASIAN Restaurant and Cafe/Drinking Establishments and Hot Food takeaways

Total floor area  
125 square metres

#### Energy rating and score

The property's energy rating is 65.

How to find an energy certificate [www.gov.uk/energy-certificates](http://www.gov.uk/energy-certificates) 10/10/2010 09:07:00