



For Sale Fully Let Retail Investment

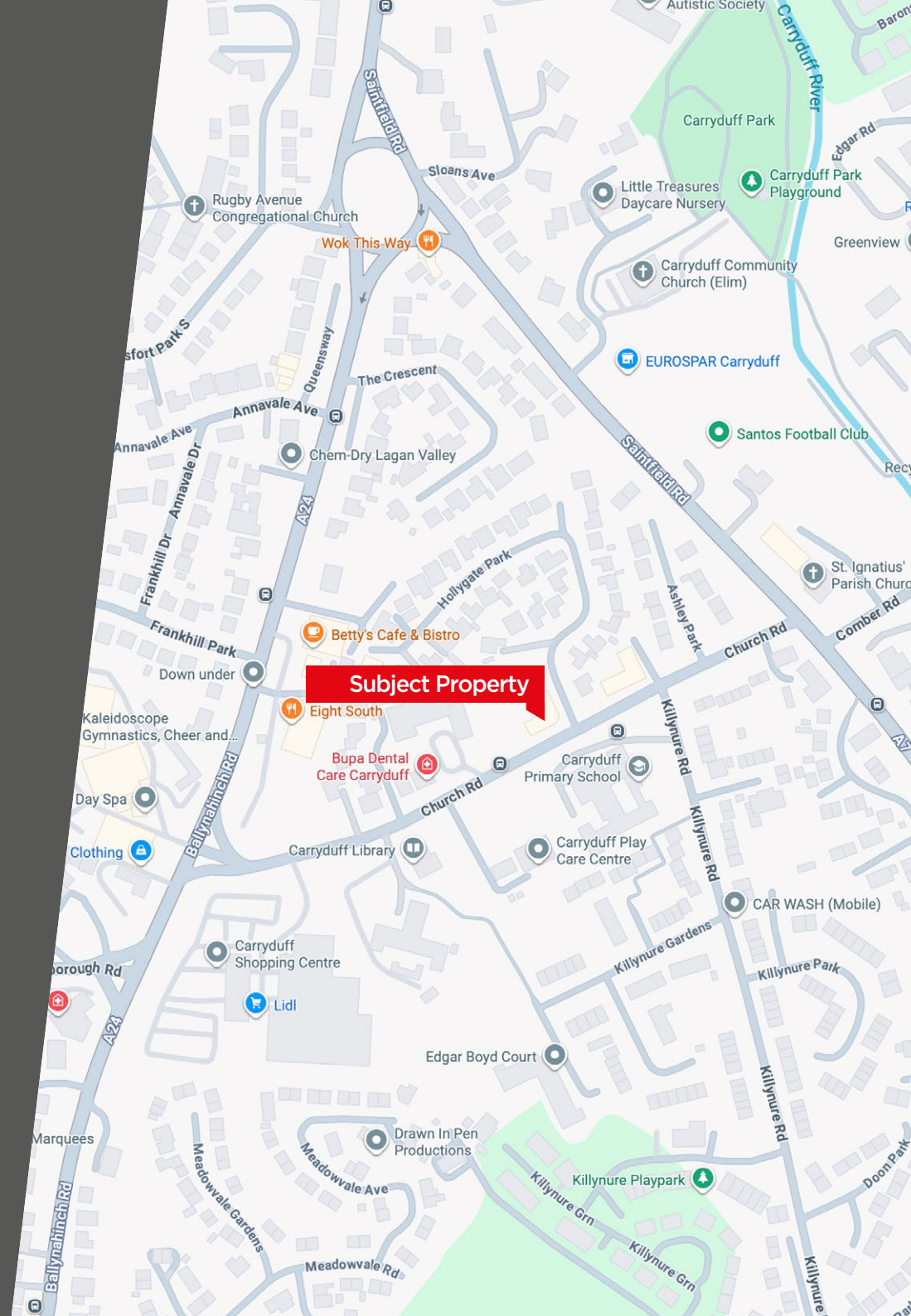
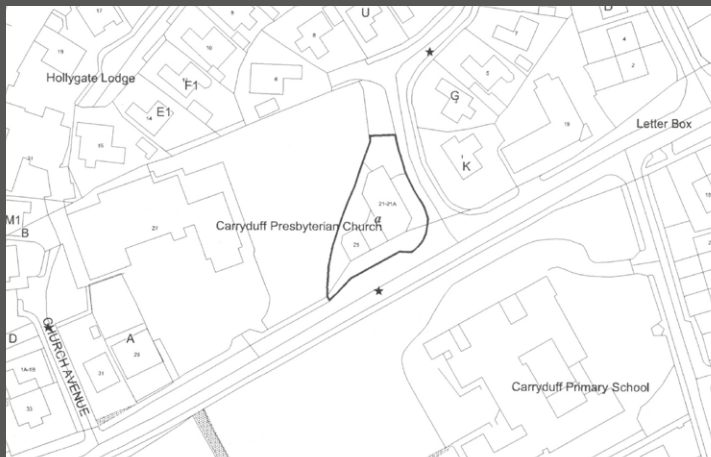
21-25 Church Road, Carryduff, BT8 8DT

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**FRAZER
KIDD**

21-25 Church Road, Carryduff, BT8 8DT

- Prominent commercial block of property occupying a prominent position on Church Road, Carryduff.
- Fully Let to a veterinary practice, hot food bar, laundrette, and restaurant a total rent of £42,750 per annum.
- Comprises of four commercial premises, extending to approximately 2,953 sq ft.
- Positioned within a popular residential area, benefitting for high volumes of passing traffic/trade.

The property is located in a densely populated residential area and in close proximity to Lidil Supermarket. Church Road is a short central road in the commuter town of Carryduff, just south of Belfast. It links into the main Ballynahinch Road (A24) and sits close to local shops, community facilities, and churches. The area is mainly residential with easy access to public transport, making it a convenient and quiet suburban location with a growing village-centre feel.



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Description

The subject property comprises of four adjoining single storey commercial premises. Each of the premises are currently occupied providing for a good tenant mix, including a Veterinary practice a hot food bar, laundrette, and restaurant. Each of the premises are fitted out to a good standard, to suit the use of the operators.

Title

Assumed freehold/long leasehold.

Price

Seeking offers in the region of £525,000 (Five Hundred and Twenty Five Thousand Pounds) exclusive of VAT and subject to contract. An acquisition at this level reflects an attractive net initial yield of 7.8%, after purchaser costs of 4.5%.

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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Tenancy Accommodation

Address	Tenant	Area	Term	Lease Expiry	Current Rent PA	Rates Payable	Comments
21a Church Road, Carryduff	Private Individual	819 Sq Ft	10 years	16/04/27	£6,500	£4,223	F.R.I. Use: Restaurant One month rent free Break date: 17.04.22
21 Church Road, Carryduff	Inspiring Vetcare Limited	1,132 Sq Ft	5 years	10/05/31	£16,000	£9,384	F.R.I. Use: Veterinary Surgery and ancillary services
23 Church Road, Carryduff	Private individual	451 Sq Ft	5 years	30/11/29	£7,750	£3,900	Interior & Exterior repair (to include shop front, windows and roller shutter) Deposit £1,500 Use: Launderette Tenant option to break end of 3rd year subject to 3 months' notice.
25 Church Road, Carryduff	JR Marbel LTD	551 Sq Ft	5 years	31/01/31	£12,500	£5,103	F.R.I. Use: Hot food bar
Total					£42,750		



FRAZER KIDD

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EPC

21 Church Road C72

21a Church Road E109

23 Church Road D91

25 Church Road E109

Certificates available upon request

Disclaimer

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