

FOR SALE

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



**SUPERB REDEVELOPMENT
OPPORTUNITY WITH
INCOME**

**44-46 CORPORATION STREET
BELFAST**

CONTACT:

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SITUATION/DESCRIPTION

- Excellent highly prominent corner location, close to the new University of Ulster Campus and Clarendon Dock and overlooking the M2/M3 Motorways, on the northern side of Belfast City Centre within the 'Laganside Area'.
- Currently comprises four storey building but is ripe for redevelopment with more floors for student accommodation or residential/office development, subject to Planning.
- Current Rental Income: £81,587.52 pa



View from Motorway

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LEASE DETAILS

Ground & First Floors	United Optical Laboratories Ltd for a term expiring on 29 th November 2018 at an Annual Rent of £37,800 pa. In addition they pay a Service Charge of £2,000 pa.
Second Floor	Leased to Orchid Studios. This Lease has expired and the Tenant is holding over and paying an Annual Rent of £18,637.52 pa. In addition they pay a Service Charge of £2,000 pa.
Third Floor	Leased to Flax Art Studios Ltd. The Lease has expired and the Tenant is holding over paying an Annual Rent of £24,150 pa. In addition they pay a Service Charge of £2,000 pa.
Advertising Hoarding	Annual Licence at £1,000 pa.
Total Rental Income	£81,587.52 pa.

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TITLE

Fee Simple.

VAT

The property is not registered for VAT and therefore VAT will not be payable on the price and all other outgoings.

EPC

Applied for.

PRICE

Offers in the region of £2,000,000.

CONTACT

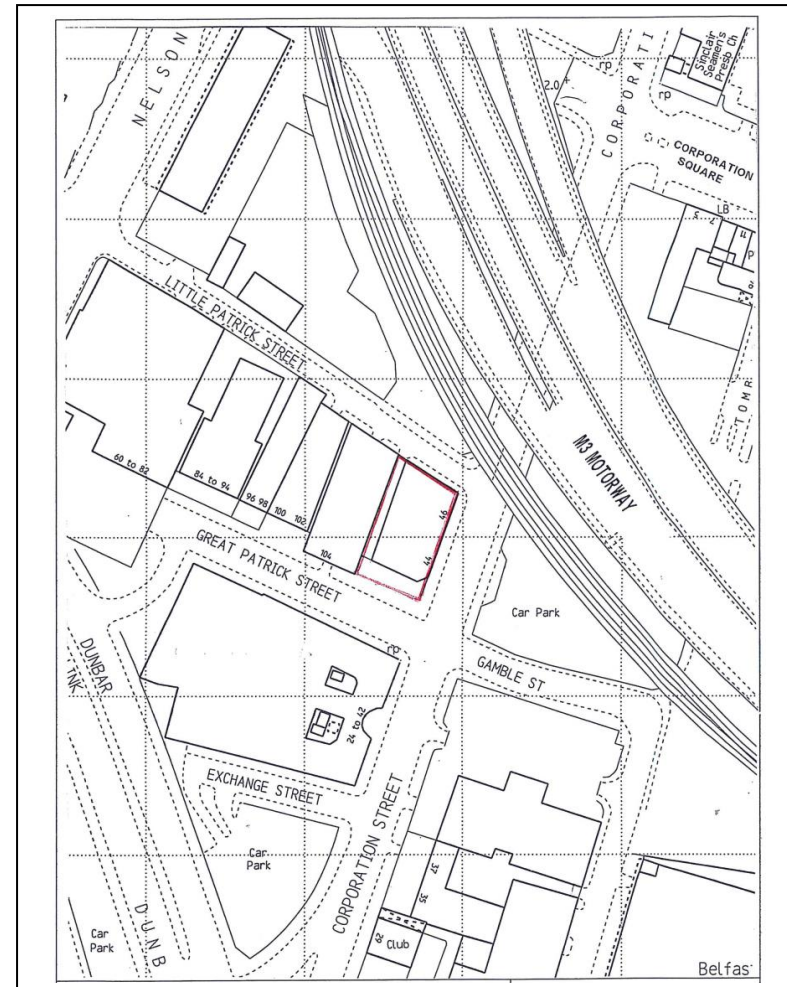
For further information or to arrange a viewing, please contact:

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