



FOR SALE

BRADBURY BUILDINGS, 52-58 BRADBURY PLACE, BELFAST, BT7 1RU
PRIME REFURBISHMENT OPPORTUNITY BENEFITTING FROM RENTAL INCOME OF £13,000PA

Lisney

Features

- ◆ Attractive B2 listed building
- ◆ Comprising c.4,315 sq ft of accommodation over basement, ground and first floors.
- ◆ Suitable for a wide variety of uses (STTP).
- ◆ Prominent location on the periphery on Belfast city centre

Location

The property is located on Bradbury Place at the bottom of the Lisburn Road, one of Belfast's main arterial routes and is therefore easily accessible by car, or by train with Botanic Station just a 5 minute walk away.

The surrounding area has seen significant investment recently, particularly in the form of new student accommodation, with over 400 beds either already delivered or under construction, along with a number of new ancillary retail units.

The surrounding occupiers comprise a variety of bars, restaurants and local amenities, so the area is well catered for.

Description

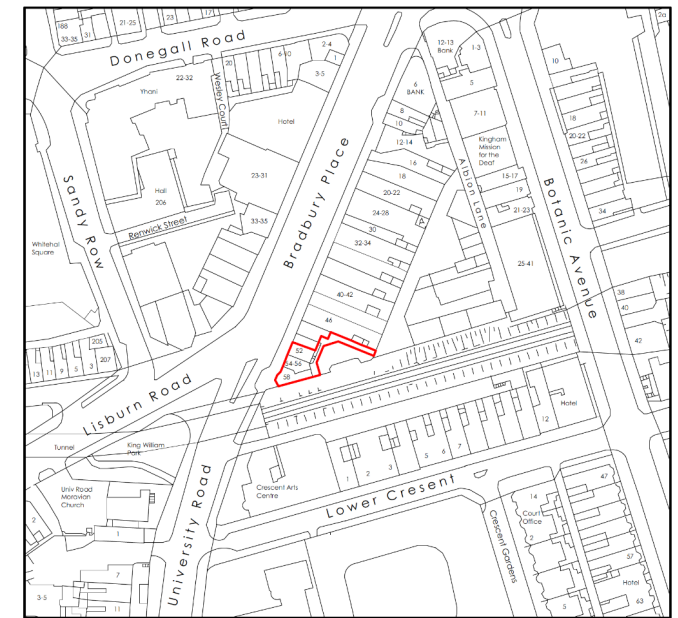
The property offers an attractive B2 listed building comprising 3no. retail units, a large open plan basement and 1st floor accommodation. While externally the property is in good order, internally it requires extensive refurbishment and there is therefore an opportunity for significant value add.

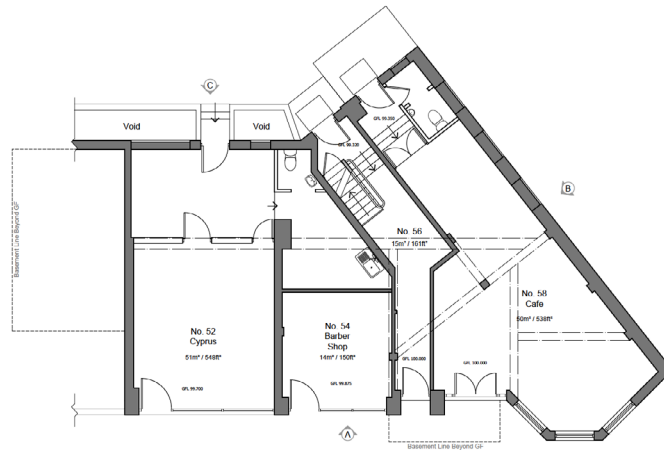
The first floor in particular is prime for residential conversion (STTP), while the retail units and basement would be readily re-lettable following the required capital expenditure.



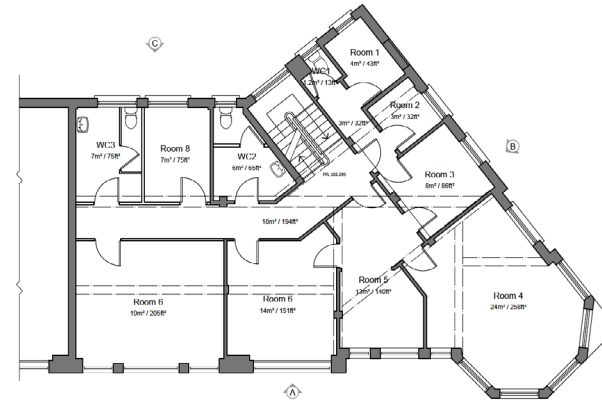
Accommodation

UNIT	SIZE (SQ. M.)	SIZE (SQ. FT.)
Basement	137	1,475
No. 52 Retail Unit	51	548
No. 54 Retail Unit	14	150
No. 58 Retail Unit	50	538
1st Floor	139.2	1,498
TOTAL	388.2	4,178

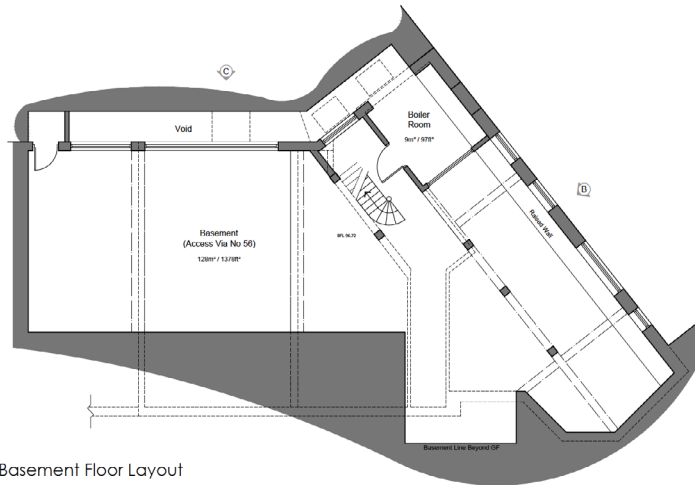




Ground Floor Layout



First Floor Layout



Basement Floor Layout

52-58 Bradbury Buildings Existing Layout scale 1:100

Tenancy Schedule

UNIT	TENANT	RENT PAX	LEASE START	LEASE EXPIRY
Basement	Vacant			
No. 52 Retail Unit	Vacant			
No. 54 Retail Unit	Vacant			
No. 58 Retail Unit	Butterfly Cafe	£13,000	TBC	Holding Over
1st Floor	Vacant			

Rates

UNIT	NAV	RATES PAYABLE (22/23)	COMMENTS
Basement	£4,800	£2,645.02	Not payable while vacant due to listed status
No. 52 Retail Unit	£10,800	£5,951.29	Not payable while vacant due to listed status
No. 54 Retail Unit			
No. 58 Retail Unit	£7,450	£4,105.29	Paid by Tenant
1st Floor	£16,100	£8,881.82	Not payable while vacant due to listed status

Title

We understand the property is held by way of freehold or long leasehold title. The vendor's solicitor will provide title documents.

Price

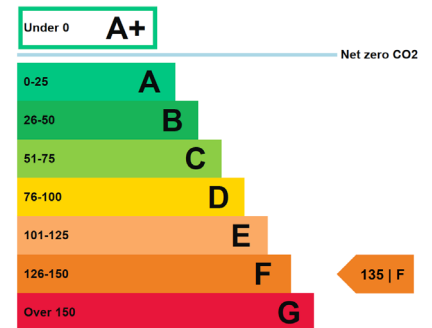
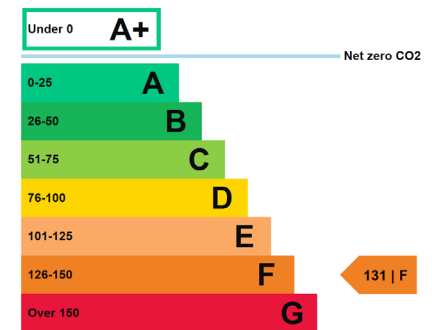
We are instructed to seek offers in excess of £300,000.

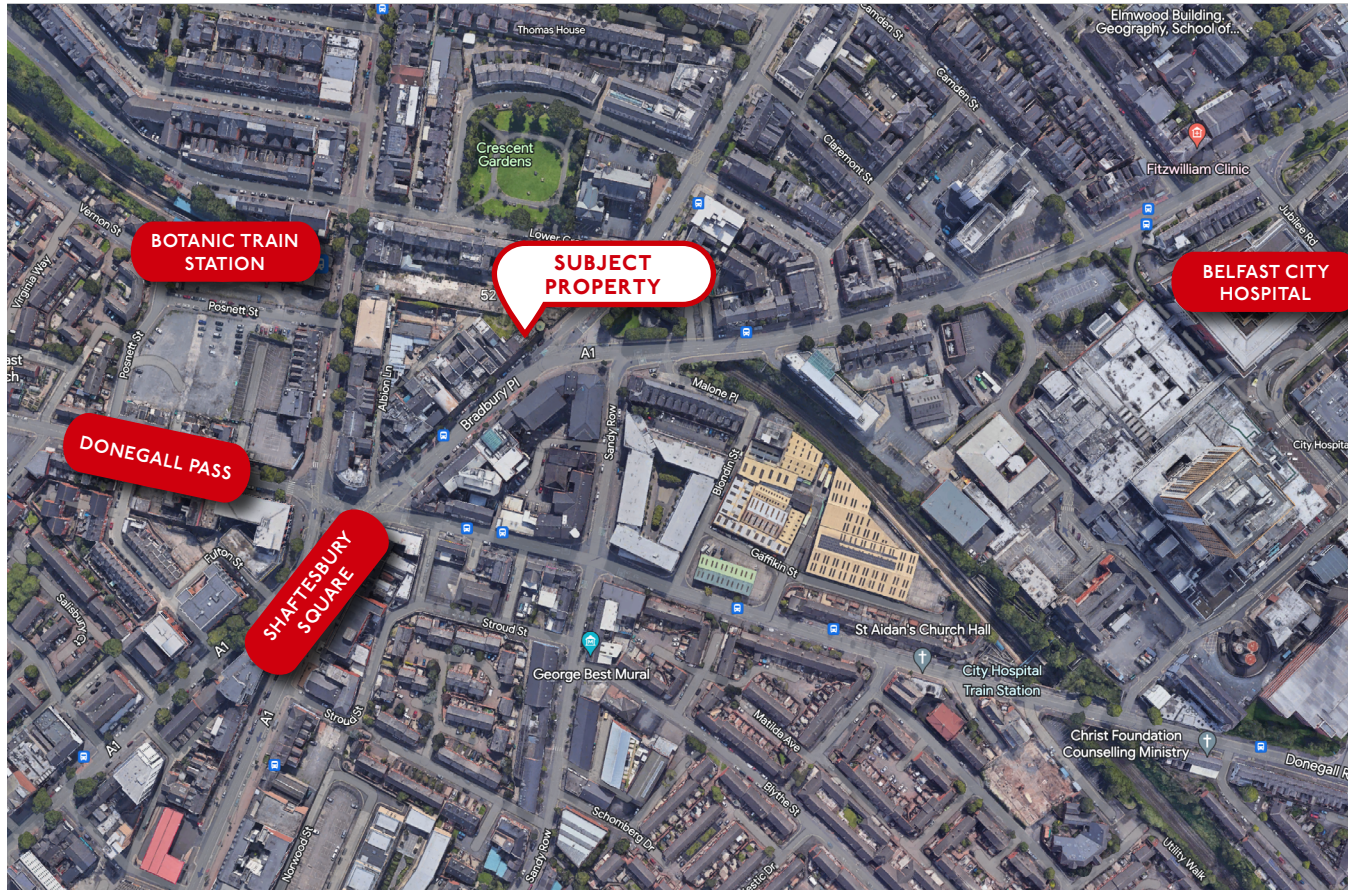
Stamp Duty

Stamp Duty will be the responsibility of the purchaser.

EPC

The property has an Energy Efficiency rating of F131 & F135. The full Certificate can be made available upon request.





VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Contact

Strictly by appointment with the sole Letting agent. For further information please contact:

Jonathan Haughey

028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com

