

**FOR SALE**

**39 Dargan Road, Belfast, BT3 9JU**

PARTIALLY LET OFFICE INVESTMENT APPROXIMATELY 5,763 SQ FT CURRENTLY PRODUCING £12,360 PER ANNUM

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Prominent office building strategically located in close proximity to the M2 motorway via the Fortwilliam Roundabout

Partially let producing £12,360 per annum with scope to let or occupy vacant space

Extending to approximately 5,763 sq ft

21 car parking spaces

### LOCATION

The premises are situated in the Fortwilliam Business Park on Dargan Road, in the North Foreshore and Belfast Harbour area, benefitting from easy access to both the M1 and M2 motorway networks providing excellent transport links throughout the province.

The property is situated approximately 4.5 miles (7.25km) from Belfast City Centre. Other occupiers in the immediate vicinity include Dale Farm, Everun, Kuehne + Nagel, MacBlair and Screwfix.

The building benefits from excellent tenant amenities with Ashers Bakery, Greggs and the Portside Inn all in close proximity.

### DESCRIPTION

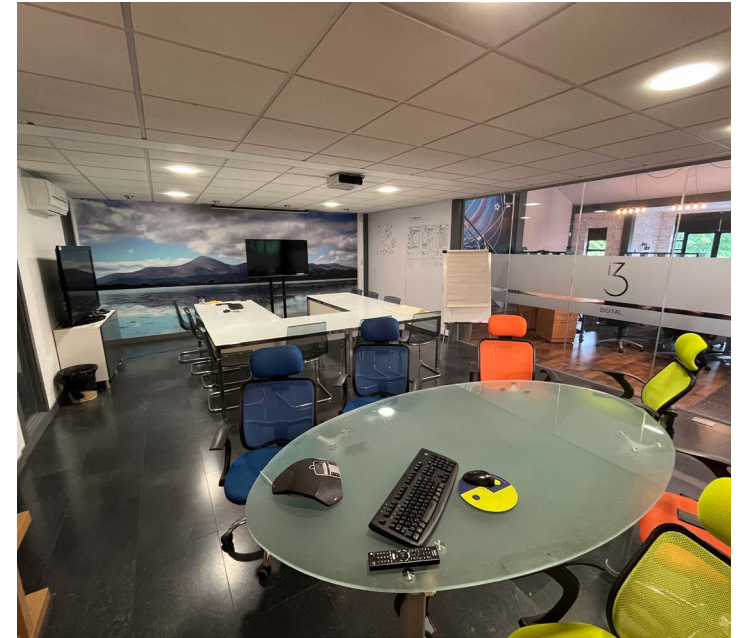
The subject property comprises a 2-storey office building which has been sub-divided to provide 2 self contained office units with own door access. Unit 1 is arranged over ground, first and mezzanine levels, while Unit 2 is ground floor only.

The suites provide a range of private offices, open plan office space, reception, meeting rooms, kitchen and WCs.

The offices are finished to a good standard to include carpeted/ laminate flooring, recessed lighting, plaster painted walls and electric wall heaters. The building also benefits from 2 short haul data circuits (1GB each) which will appeal to a number of occupiers, including those in the media and production sectors.

There are 21 dedicated car parking spaces and an attractive staff patio area to the rear.

Given the property is partially occupied, this will appeal to both investors with the intention of renting the vacant space, or owner occupiers for which the rental income will offset some occupational costs.



## TENANCY SCHEDULE

Unit	Tenant	Area (Sq M)	Area (Sq Ft)	Lease Start	Lease End	Rent PAX	Comments
1	Vacant	412.86	4,444	-	-	-	-
GF/1st/Mezz							
2	Retail Systems Technology Ltd (RST EPOS)	122.54	1,319	-	-	£12,360	Currently overholding. Have occupied the premises for 30 plus years.
<b>Total</b>		<b>535.40</b>	<b>5,763</b>			<b>£12,360</b>	

## COVENANT INFORMATION

RST EPOS (Retail Systems Technology Limited) are a provider of EPOS solutions throughout the UK and Ireland. The company is well established, having been in business since 1977 (<https://www.rstepos.com/>). Retail Systems Technology Limited have a Credit Safe score of 89 which represents 'Very Low Risk'.

## TITLE

We understand that the property is held by way of a long leasehold title for 125 years with approximately 91 years remaining. The passing ground rent is £4,500 p.a. exc vat.

## RATES PAYABLE

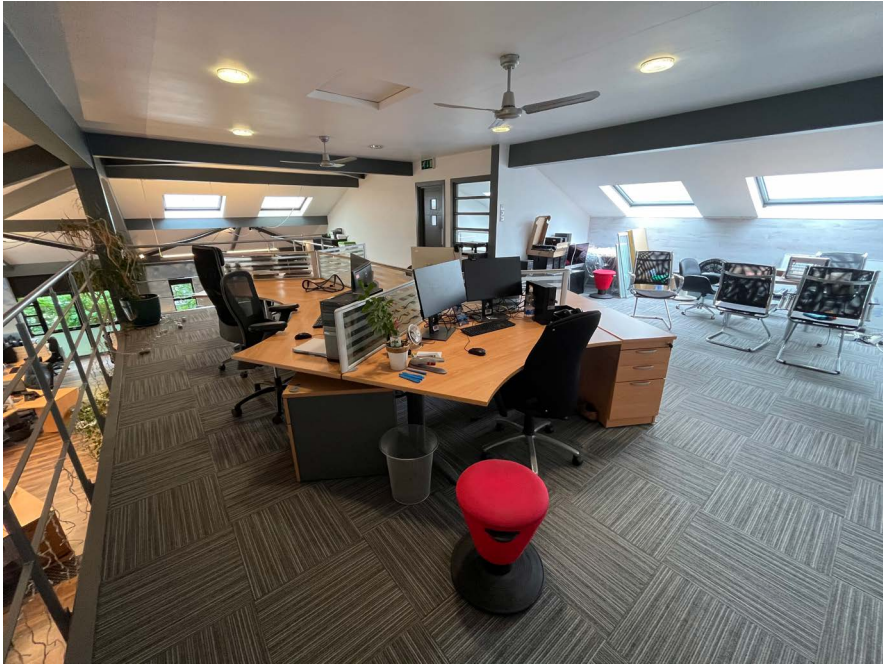
### Unit 1

NAV:	£44,150
Rates Poundage 2024/25:	0.599362
Rates Payable:	£26,461.83

### Unit 2

NAV:	£14,900
Rates Poundage 2024/25:	0.599362
Rates Payable:	£8,930.49





## LOCATION



## PRICE

Seeking offers over £325,000 exclusive, subject to contract.

## STAMP DUTY

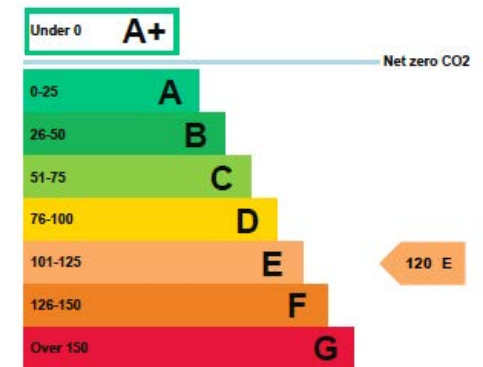
Stamp duty will be the liability of the purchaser.

## VAT

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

## EPC

The property has an Energy Efficiency rating of E120. The full Certificate can be made available upon request.



## 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.

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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