



FEATURES

Modern block of 4 apartments - fully let

Well managed and maintained externally and internally

Located in areas of high rental demand

Fully let producing a gross annual income of £27,600 gross, monthly income £2,300 for year ending November 2025

Based on a purchase price of £350,000, the portfolio produces a Gross yield of 7.89%, before purchaser's costs of 3.66%

Fully let generating a strong net income

Reversionary income - potential to grow rents

LOCATION

Situated in an area to the north of Belfast city centre considered to be mixed use in character with owner occupied, 'buy to let' and social housing in the vicinity.

THE PROPERTY

Built in 2018 comprising a modern, purpose built, 2 story block of apartments with lift access (4 no. - 2 no. x2 bed, 2 no. x 1 bed) fronting a main arterial road.

All apartments are separately metered for gas heating and electricity.

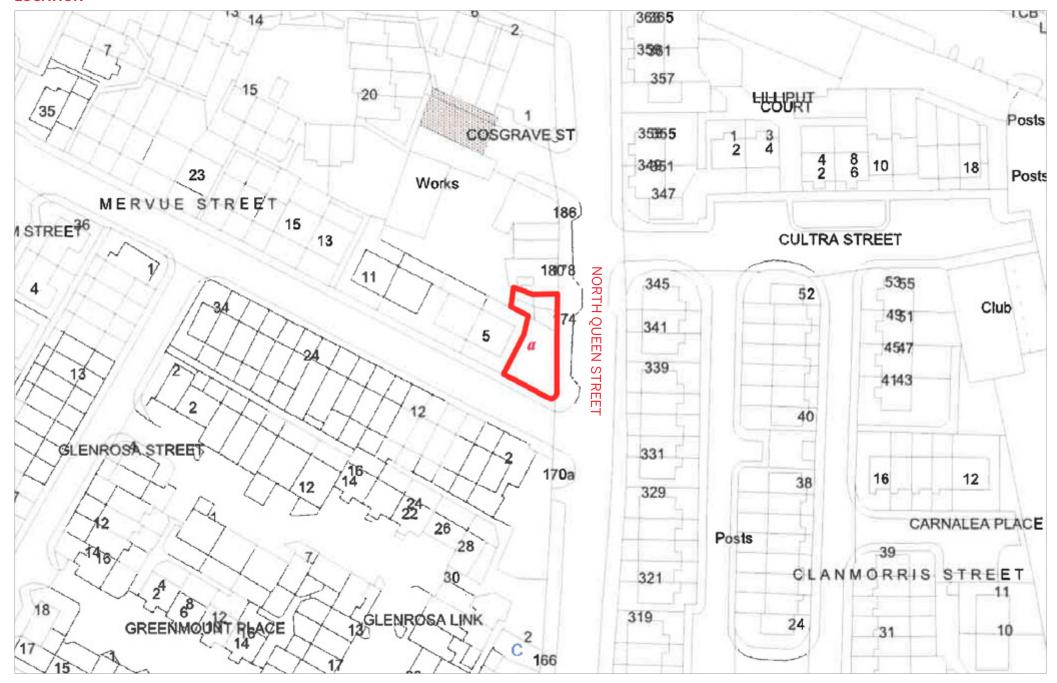
We understand the property is fully let and will produce a gross annual income of £27,600 pa. to Year End November 2025. Domestic rates payable (non-recoverable) for the current year are approximately £1,500.

Use	Gross Income to Nov 2024	Contracted Gross Income to Nov 2025	Projected Income to Nov 2026*
Apartments 1-4	£27,000	£27,600	£28,800
Gross Monthly Income	£2,250	£2,300	£2,400

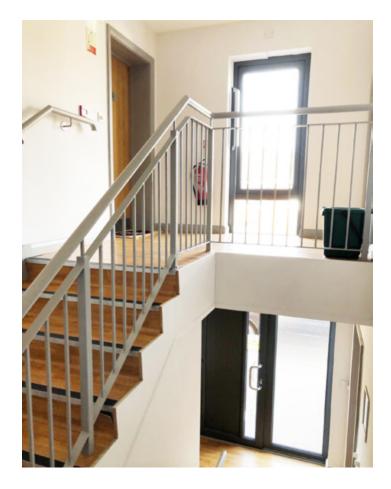
^{*}Assuming all units are let at ERV



LOCATION



Lisney Commercial Real Estate 172 North Queen Street 3





Viewing strictly by appointment with the joint selling agents Lisney and Simon Brien



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TITLE (SEE LAND REGISTRY MAPS)

Freehold.

PRICE

Offers invited in excess of £350.000. A purchase at this level would represent a gross yield of 7.89%, before purchasers acquisition costs of 3.66% and running costs.

VAT

We understand that VAT is not applicable.

EPC

Will be made available through the sale formalities.

INFORMATION

Further information to include schedule of tenancies, Title pack, draft contract, rates, floor plans, insurance details, service charge and running costs, EPCs, management fee structure will be made available to genuinely interested parties, upon signing an NDA.

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/uksi/2017/692/contents.

