



RHM
Commercial

INDUSTRIAL INVESTMENT

FOR SALE

Industrial Investment

**20A Cedarhurst Road,
Newtownbreda Industrial Estate,
Belfast**

- Portal frame industrial premises on self-contained site
- Gross Internal Area: 425.0 sq m (4,575 sq ft)
- Rental Income - £12,500 per annum

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com



LOCATION

Located in Newtownbreda Industrial Estate, off Beechill Road in South Belfast. Easy access onto the A55 ring road and the A24 Saintfield Road.

Other nearby occupiers include We are Vertigo, Breezemount Electrical and Greenville Industrial.

DESCRIPTION

Portal frame industrial premises on self-contained site with 2 roller shutter doors and palisade fence.

The property comprises warehouse/workshop premises, office accommodation and forecourt.

The entire property is let to Paul Glennon t/a Beechill Auto Repairs & Tyre Centre on a full repairing and insuring lease until October 2027 with a tenant's break clause in 2022.

ACCOMMODATION

Gross Internal Area
425.0 sq m (4,575 sq ft)

TENANCY DETAILS

Tenant
Paul Glennon t/a Beechill Auto Repairs & Tyre Centre

Term
10 years from 18 October 2017 (expiring 17 October 2027).



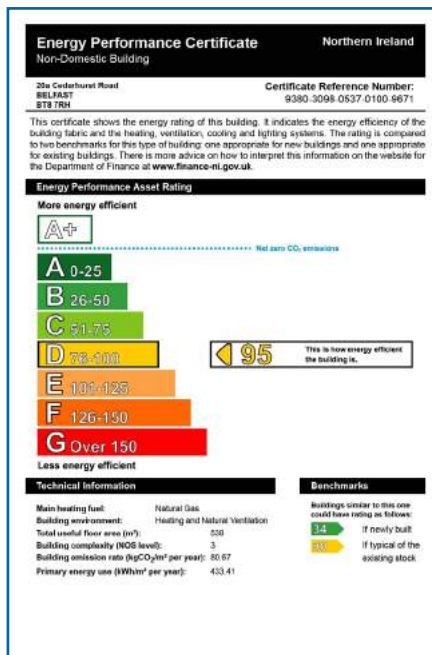
Rent
£12,500 per annum.

Rent Review
Upwards only effective 18 October 2022.

Tenant Break Clause
17 October 2022.

Repairs & Insurance
Full repairing and insuring.

EPC



NAV

£16,500
Rates Payable 2018/19
£9,169

NAV

Offers over £150,000

TITLE

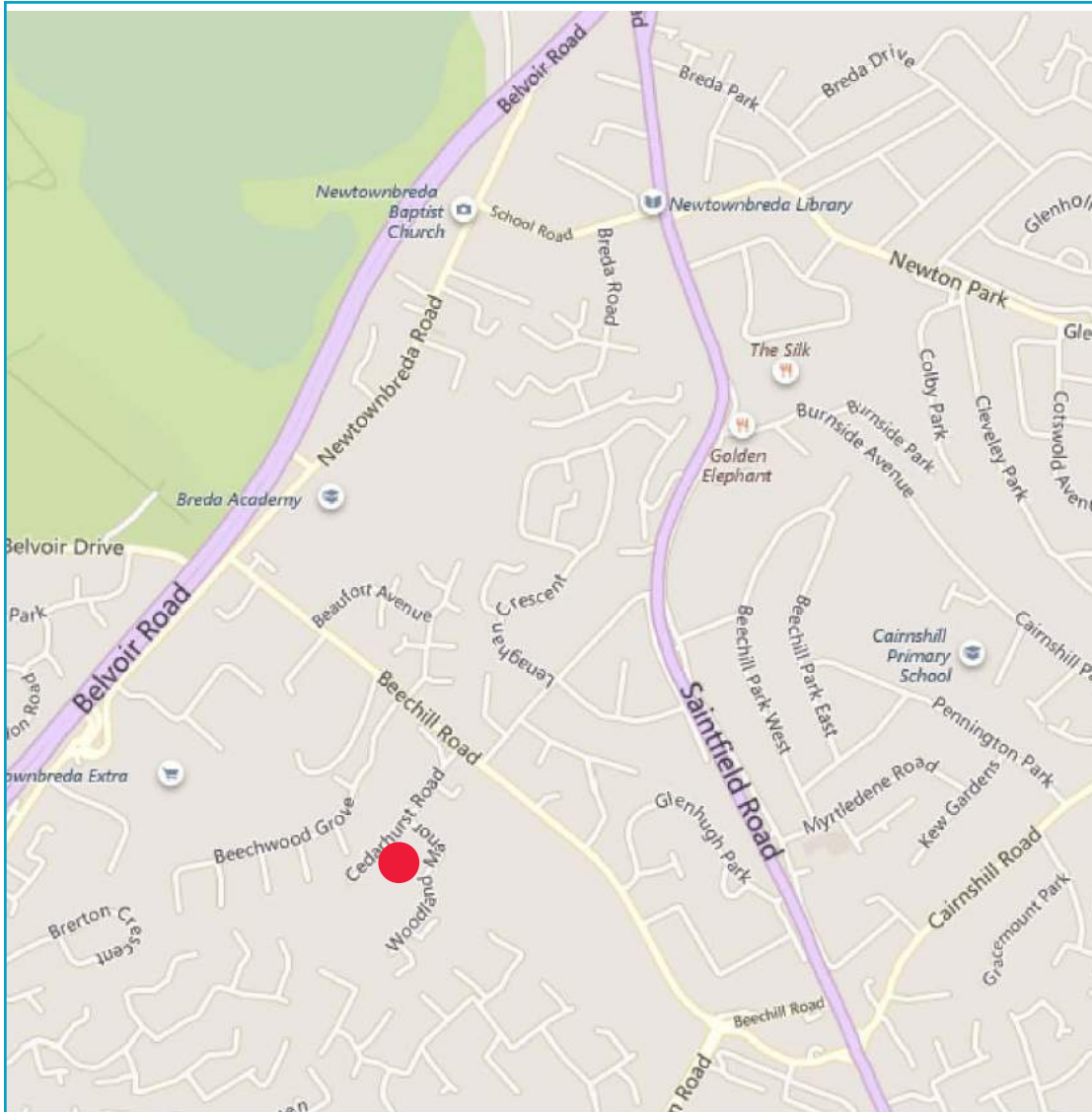
Freehold or long leasehold, subject to ground rent.

VAT

The premises are not registered for Value Added Tax.

Industrial Investment

20a Cedarhurst Road, Newtownbreda Industrial Estate, Belfast BT8 7RH



VIEWING

Strictly by prior appointment with RHM Commercial.

CONTACT

Paul Ritchie
T 028 9043 4300
E paul@rhmmcommercial.com

RHM COMMERCIAL LLP

RHM Commercial is an independent firm of property consultants providing specialist services to both owners and occupiers of property. Our rapidly expanding client base includes over 25% of the top 100 companies in Northern Ireland.

RHM

Commercial

Conditions under which these particulars are issued
All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

RHM COMMERCIAL LLP

First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmmcommercial.com