



FOR IDENTIFICATION  
PURPOSES ONLY

# Investment Opportunity For Sale

Fully Let Leasehold Investment on a Self-Contained Site Producing £59,000 p.a. Gross  
(Reversionary ERV of £68,000 p.a.)

**Nella House, 96 Dargan Crescent, Belfast BT3 9JP**

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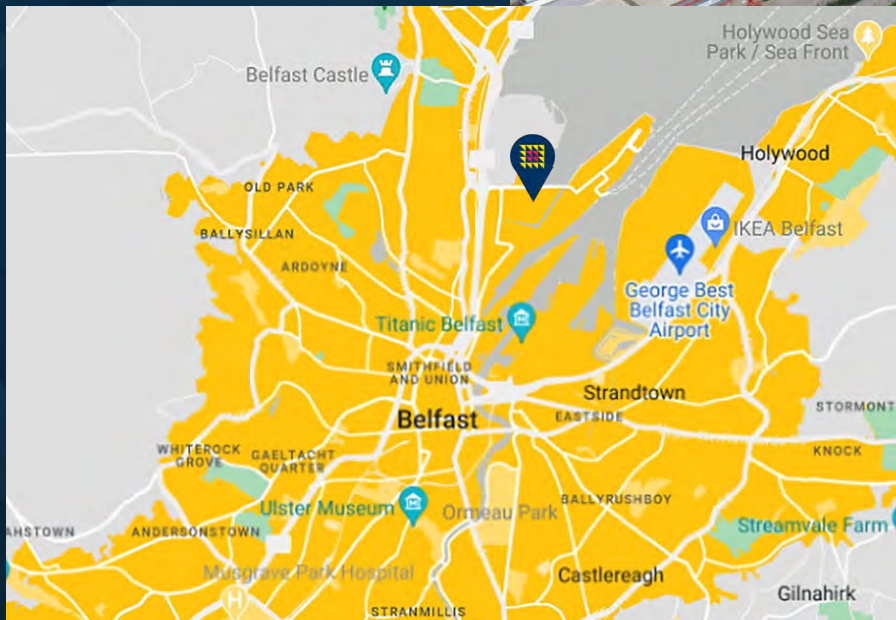
# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject occupies a prominent position within Dargan Crescent, close to its junction with Dargan Road and just a 2-minute drive from the Fortwilliam Interchange of the M2 Motorway and c. 2 miles north of Belfast City Centre.

Dargan Crescent is an established and popular office and industrial location, due to its superb transport links to Greater Belfast and the wider Province.

The area is home to a broad range of major national and local companies and attracts occupiers from a broad range of commercial enterprises.



Neighbouring occupiers include:

- Fibrus
- McCaig Collim
- Manvik
- AJ Stuart and Co.

C.3  
MILES

TO  
BELFAST CITY  
CENTRE



C. 5 MINS DRIVE TO  
BELFAST PORT



CONNECTIVITY

M1 & M2 MOTORWAYS  
ARE ACCESSED WITHIN  
2 MINUTES VIA  
WESTLINK



C. 10 MINS DRIVE TO  
BELFAST GEORGE BEST  
CITY AIRPORT



ALPHA

AJ STEWART

KBS GROUP

NATIONAL WINDSCREENS

FIBRUS

MCCAIG COLLIM

SUBJECT PROPERTY

IMPRO PRINTING

NEIGHBOURING OCCUPIERS

# DESCRIPTION

The subject comprises six own door business / office / showroom units set in the centre of a c. 0.5 acre secure site.

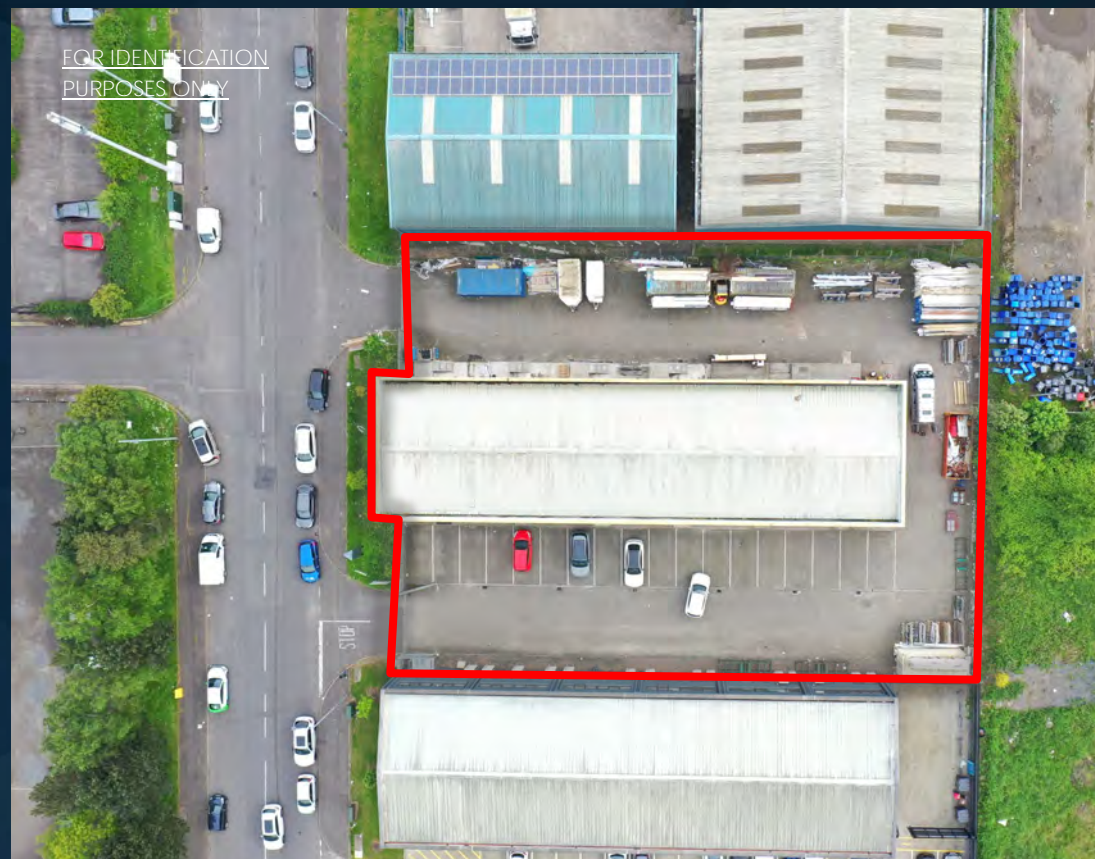
The units are of traditional construction with a part brick and part metal clad external finish. Each unit provides ground and first floor accommodation with front and rear access.

The park benefits from 18 No. communal car parking spaces and ample circulation space. It also has two access points from Dargan Crescent.

# SITE AREA

The site extends to 0.54 acres / 0.22 hectares.

# TENANCY / ACCOMMODATION SCHEDULE



| Unit         | Tenant                       | Area sq ft             | Rent p.a.           | ERV                 | Lease Details            | Comments   | NAV (Rates Payable)          |
|--------------|------------------------------|------------------------|---------------------|---------------------|--------------------------|--|------------------------------|
| 1            | PM Lighting Ltd              | 1,870                  | £10,000             | £12,000             | 10 years from 01/12/2020 | Next review 01/12/2025.<br>Break option 30/11/2025                 | £13,200 (£7,553.36)          |
| 2            | Keltbray Management Services | 1,870                  | £12,000             | £12,000             | 10 years from 08/11/2022 | Next review 08/11/2027.<br>Break option 08/11/2025 &<br>08/11/2028 | £13,200 (£7,553.36)          |
| 3            | McMurray Sports              | 1,800                  | £10,000             | £12,000             | 5 years from 01/05/2019  | Lease renewal - 30/04/2024   | £12,700 (£7,267.21)          |
| 4-6          | BH Solutions Ltd             | 5,368                  | £27,000             | £32,000             | 5 years from 01/04/2022  | Lease renewal - 31/03/2027.<br>Break option 01/04/2025.            | £12,700 (£7,267.21) per unit |
| <b>TOTAL</b> |                              | <b>C. 10,908 sq ft</b> | <b>£59,000 p.a.</b> | <b>£68,000 p.a.</b> |                          |  |                              |

## 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 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

# SALES DETAILS

PRICE: We are seeking offers over £550,000  
(Reflects c. £92,000 per unit)

TITLE: The property is held under leasehold title for a  
period of 100 years from 2001.

GROUND RENT: £11,000 per annum

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC RATINGS

Units 1–2: G168  
Unit 3: G246  
Unit 4: G246  
Unit 5: G252  
Unit 6: F149



## CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.