For Sale

3 no. Interconnected Commercial Units c.4,975 sq.ft

Units 3-5 Dargan Court, Dargan Crescent, Belfast, BT3 9JP

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PROPERTY SUMMARY

- 3 no. Adjoining & Interconnected Commercial Units
- Total accommodation extends to c.4,975 sq.ft
- Car Parking available immediately to the front of the units
- Available as Single Lot (Consideration may be given to selling individually)
- Guide Price £245,000 exclusive

DESCRIPTION

The property comprises of 3 no. single storey commercial units in a terrace with car parling to the frontage. The property is constructed of steel portal frame with block infill and a profile metal cladding to walls and roof. Each unit has a roller shutter door and pedestrian door access. Each unit has an eaves height of c.4.50m. Unit 3 benefits from a glazed trade counter shopfront & entrance.

The units are interconnected internally, finishes include concrete floors, painted block walls and part of the unit has suspended ceilings.

A mezzanine floor has been constructed in all three units to provide the following:

Unit 3	A recently refurbished Office with air conditioning
Unit 4	A recently refurbished Kitchen & staff area with air conditioning and stores
Unit 5	Stores

TENURE

We understand that Units 3&4 are held by of long leasehold title of 123 years from May 1989. Unit 5 is also held by long leasehold title for a term of 124 years from March 1989. We understand that the current ground rent passing is £245 per unit per quarter. Total ground rent £2,940 per annum.

ACCOMMODATION

All areas are approximate based on N.I.A

Unit 3	Commercial Unit	982 sq.ft	91.2 sq.m
	Mezzanine Office	319 sq.ft	29.4 sq.m
	Sub-Total	**1,298 sq.ft**	**120.6 sq.m**
Unit 4	Commercial Unit	982 sq.ft	91.2 sq.m
	Mezzanine Kitchen / Staff	300 sq.ft	27.86 sq.m
	Mezzanine Storage (part over unit 3)	633 sq.ft	58.9 sq.m
	Sub-Total	**1,915 sq.ft**	**177.96 sq.m**
Unit 5	Commercial Unit	982 sq.ft	91.2 sq.m
	Mezzanine Storage	780 sq.ft	72.49 sq.m
	Sub-Total	**1,762 sq.ft**	**163.69 Sq.M**
	TOTAL	**4,975 sq.ft**	**462.25 Sq.M**

RATES

Net Annual Value (NAV):	Units 3 & 4 £8,750, Unit 5 £ 4,050
Rate in £ for 2022/23:	£0.551045
Rates payable, if applicable:	£7,053 per annum combined

The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.

SERVICE CHARGE

The current service charge payable is £300 per annum plus VAT per unit.

GUIDE PRICE

£245,000 exclusive for all three units.

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VAT
All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

EPC
The property benefits from an EPC rating of D91 and the Energy Performance Certificate is available upon request.

FURTHER INFORMATION
For more information or to arrange a viewing please contact:

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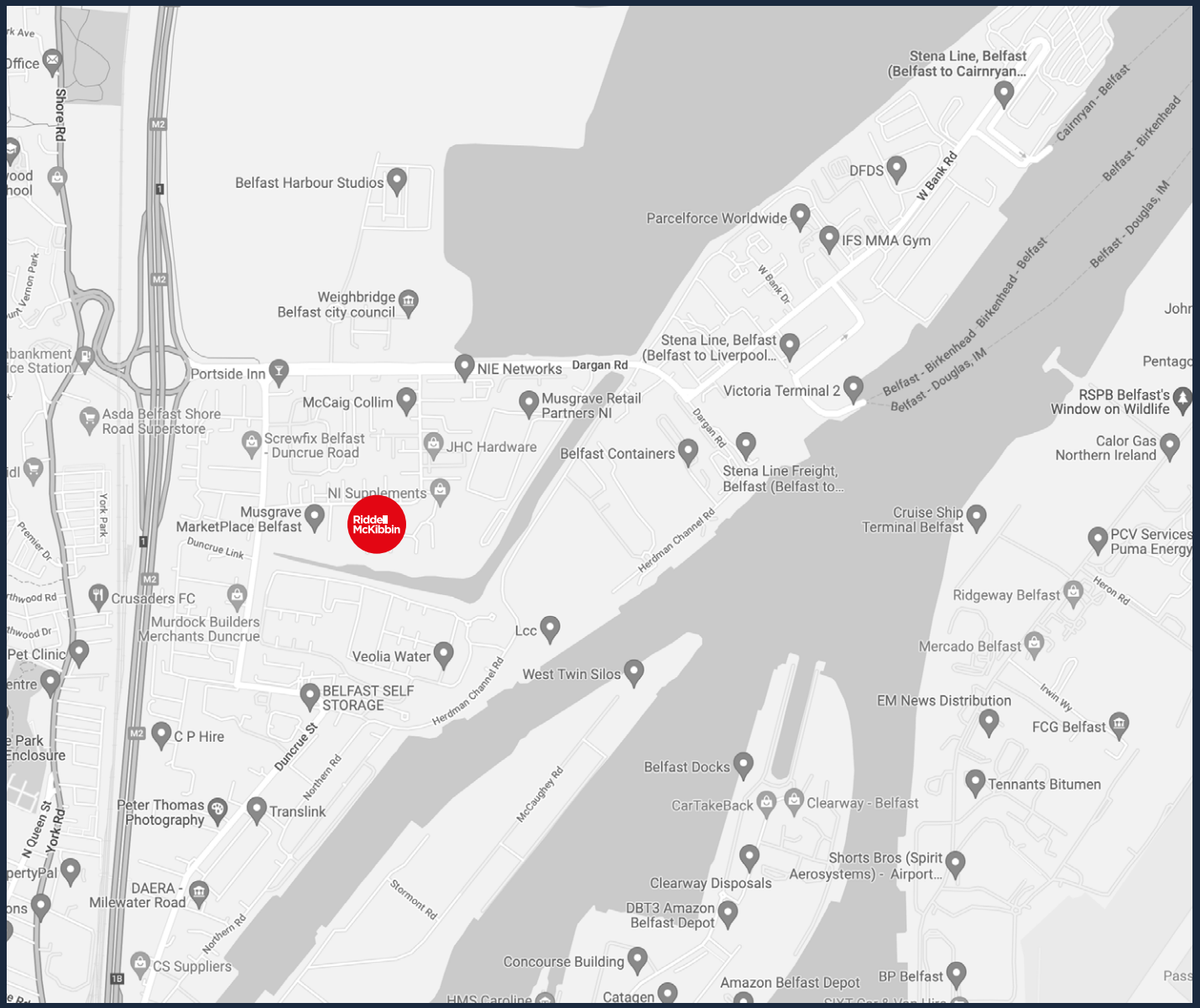

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