



For Sale (Due To Retirement)
Trade Counter & Warehouse Unit

Unit 2-4 Falcon Road, Adelaide Industrial Estate, Belfast BT12 6RD



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

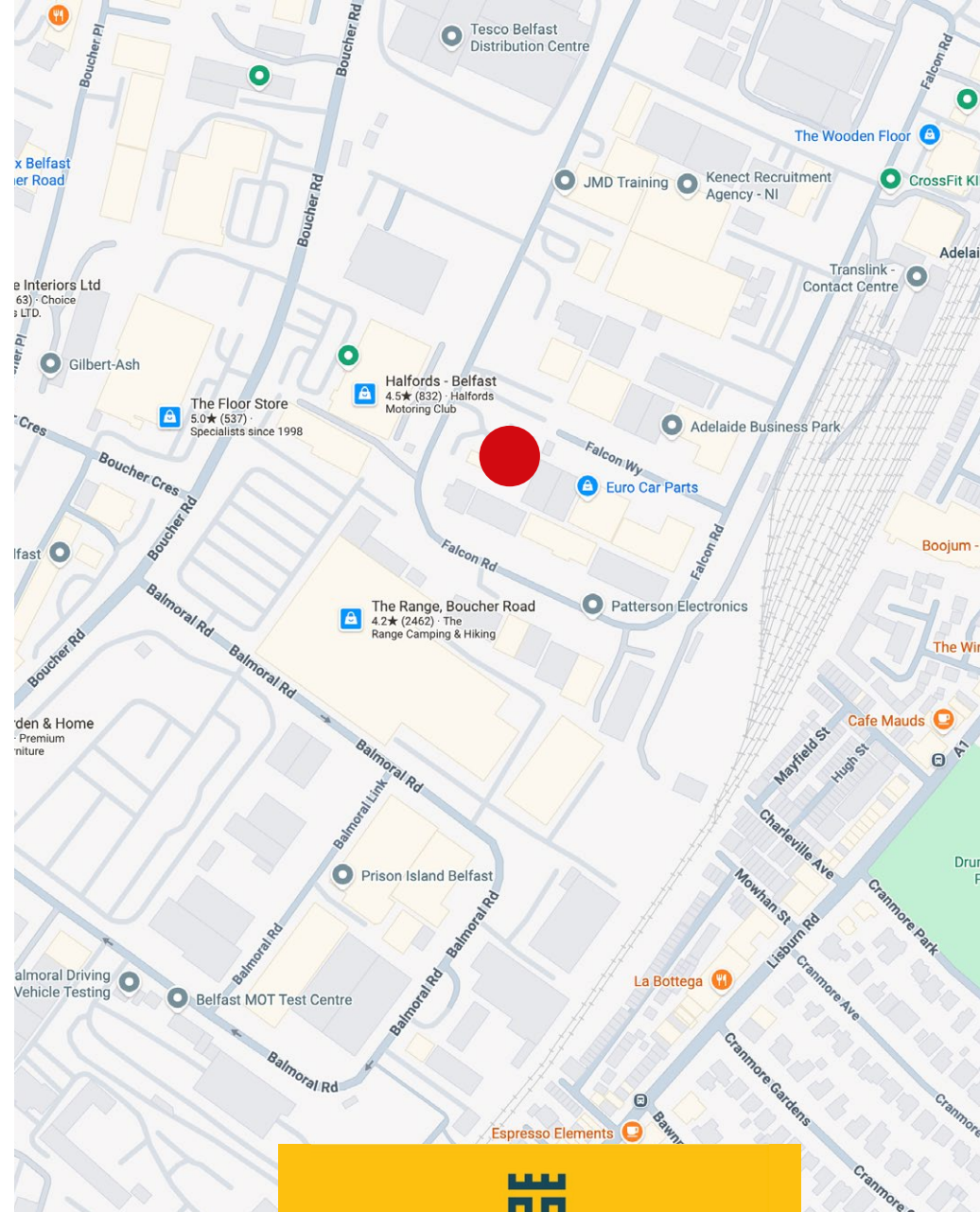
- Detached trade counter/warehouse unit of 5,158sq.ft with car parking on a site of 0.23 acres.
- High profile site in Boucher Road area.
- Long leasehold interest.
- Will appeal to a wide range of owner occupiers and investors.

DESCRIPTION

- The subject comprises a detached commercial building of approximately 479 m² (5,158 ft²), situated on a rectangular shaped site of c. 0.23 acres with frontage to Falcon Road of c. 20 m (66 ft).
- The property provides trade counter and warehouse accommodation which has been extended, together with offices and back up accommodation.
- Externally there is surface car parking to the front and side of the building.

LOCATION

- The subject site occupies a high-profile location fronting Falcon Road in Adelaide Industrial Estate, off the main Boucher Road in South Belfast. Access to the premises from Boucher Road is via Apollo Road, leading to Falcon Road.
- The property is approximately 2 miles from Belfast City Centre, approximately 0.75 miles from the Broadway junction of the M1 Motorway/Westlink and also c. 1 mile from the Stockmans Lane junction of the M1. The property is also adjacent to the entrance to Adelaide Station on the main Belfast Grand Central-Dublin railway line. Adelaide train station is about a 3 minute walk and the Lisburn Road an additional 2 minutes from the train station.
- The Boucher Road is a popular commercial location with a range of uses to include retail warehouse, car showroom, F&B, trade counter, warehouse and distribution.



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ACCOMMODATION

Floor	Description	GIA Sq M	GIA Sq Ft
All Ground Floor	Trade Counter	21.71	234
	Warehouse	259.57	2,793
	2 No Offices	23.88	257
	3 No Stores	64.12	690
	Offices/Stores/Canteen	90.93	978
	Ancillary/WCs	19.12	206
Total		479.33	5,158

SITE AREA

Total Site Area: c. 0.23 Acres.

Frontage to Falcon Road c. 20 m (66 ft).

RATES INFORMATION

We are advised by Land & Property Services that the current Net Annual Value of the premises is £20,800.

Rate in £ 2026/2027 = 0.65029

Therefore, Rates Payable 2026/27 = £13,526.03

Interested parties should check their individual rates liability directly with Land & Property Services.

TITLE

The property is held for a term of 999 years from 3rd July 1987, with no ground rent.

PRICE

Offers in the region of £395,000, exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



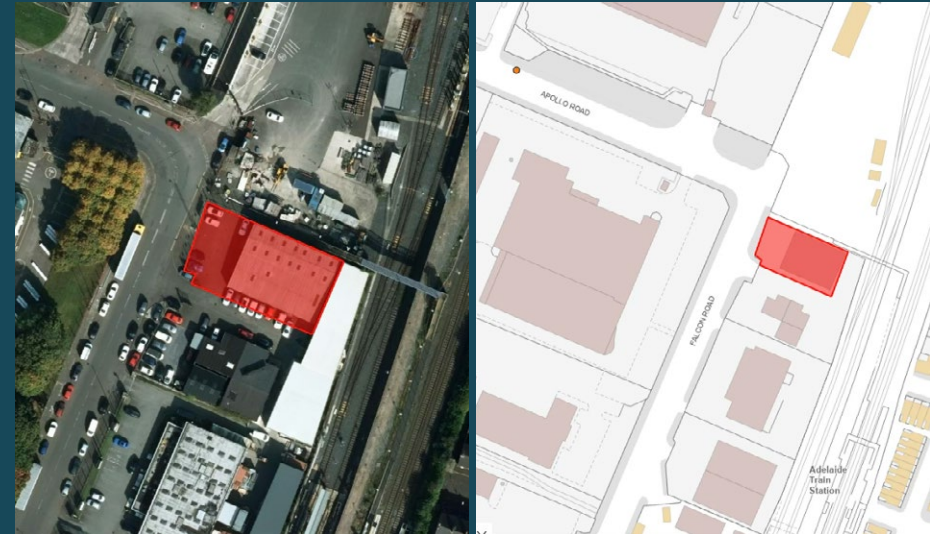
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EPC

Energy performance certificate (EPC)	
Address: 100-102 Adelaide Road Adelaide SA 5000	Rating: D Valid until: 31 July 2018 Certificate number: 0000-0000-0000-0000
Property type: Office building Total floor area: 400 square metres	BB Energy of Distribution 400 square metres
Energy rating and score This property's energy rating is D. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others Properties similar to this one could have ratings: If newly built: A+ If typical of the building stock: D	



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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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/uksi/2017/692/> made 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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



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