For Sale Commercial and Residential Investment Property

274-276 Falls Road and 2A Lasalle Gardens, Belfast BT12 6AL

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SUMMARY

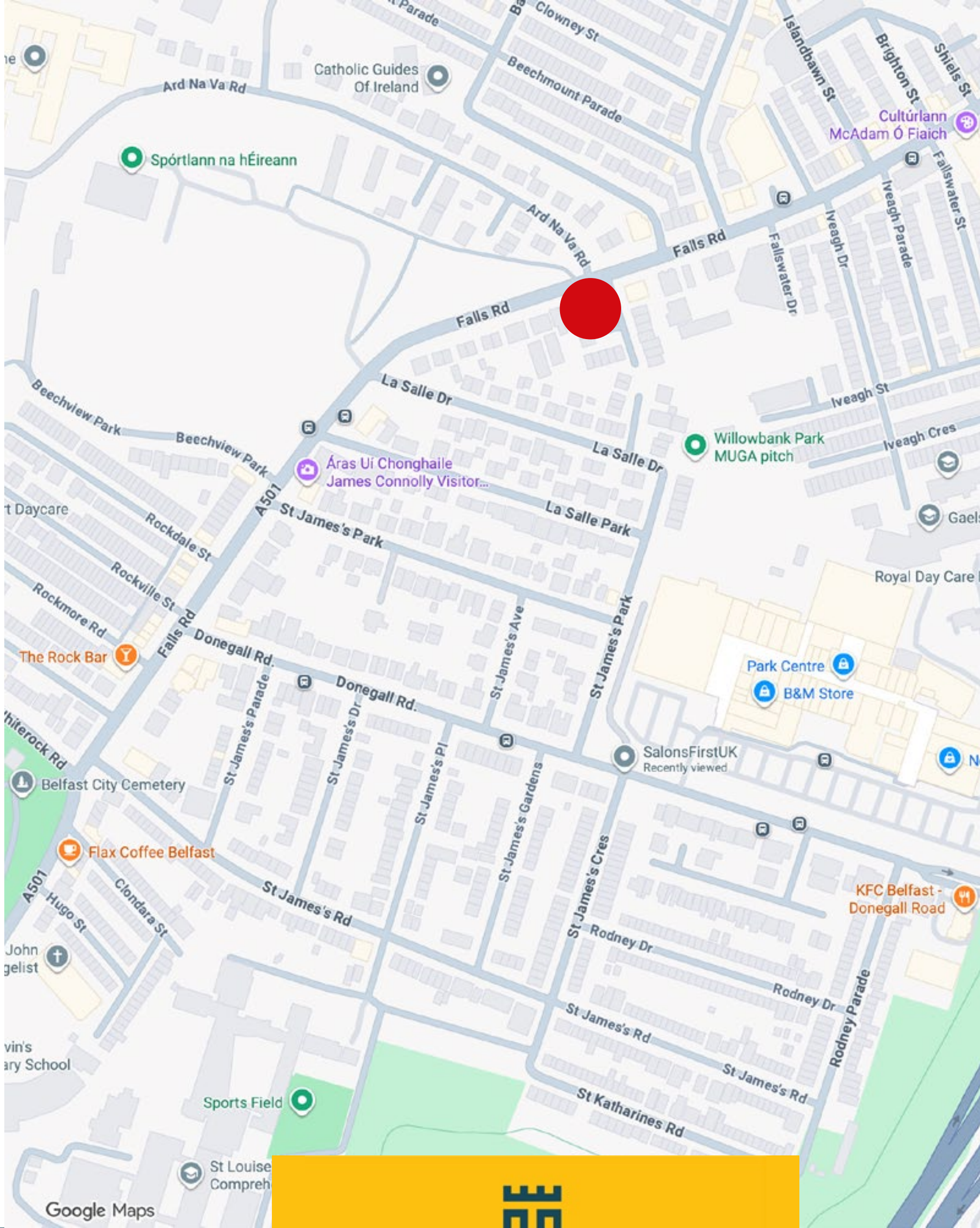
- Fully let mixed-use investment property comprising ground floor commercial accommodation and two self-contained residential units.
- Producing a current gross rental income of £22,700 per annum.
- Prominent location on the Falls Road, one of West Belfast's principal arterial routes, benefiting from substantial passing traffic and footfall.
- Opportunity to acquire an income-producing asset with commercial and residential income streams.

DESCRIPTION

- The property comprises a mixed-use investment incorporating a ground floor retail unit fronting onto Falls Road together with two separate residential units accessed independently.
- The ground floor commercial premises is occupied by Teeba Market Limited under a 10-year lease commencing December 2023.
- Residential accommodation comprises two 2-Bed apartments at 274A Falls Road and 2A La Salle Gardens, both currently occupied and generating additional rental income.
- The property resents an attractive investment opportunity, with potential for rental growth.

LOCATION

- The subject property occupies a prominent position on the Falls Road at the junction with La Salle Gardens in West Belfast, approximately 2 miles west of Belfast City Centre.
- Falls Road is one of Belfast's busiest arterial routes and a well-established commercial corridor serving a large residential catchment area.
- The surrounding area comprises a mix of retail, professional services, community facilities and residential accommodation, generating consistent levels of pedestrian and vehicular traffic.
- The property benefits from excellent public transport links and convenient access to Belfast City Centre and the wider motorway network.



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SITE AREA
Total Site Area: c.0.06 Acres

RATES INFORMATION

Commercial
The current Net Annual Value of the ground floor commercial premises is £8,600.

Residential
Capital Value of Residential apartments is:
274A Falls Road: £45,000
276A Falls Road: £45,000
Rate In £ 2026/27: 0.010051
Therefore, Rates Payable 2026/27 = £452.29 for each aparmtnet

TITLE
Assumed Freehold or Long Leasehold, subject to nominal ground rent.

PRICE
Offers in the region of £275,000, exclusive.

VAT
The property is not registered for VAT.

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Unit	Tenant	Trading As	Description	Gross Rent PA	Term	Lease Start	Lease End	Rent Review	Comments
Ground Floor- 274-276 Falls Road	Private Individual	Teeba Market Limited	Sales 1,152 sq ft^2 Store 208 sq ft^2	£11,000	10 Years	01/12/23	30/11/33	30-Nov-28	Tenant Break Option on 1/12/29
274a Falls Road	Private Individual	Residential	Two Bed	£5,700					Informal Tenancy
2a La Salle Gardens	Private Company	Residential	Two Bed	£6,000	1 Year	01/07/22	30/06/23		Overholding
Total				**£22,700**					

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EPC

Awaiting EPC

Not to Scale

CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Ben Escott
be@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors
One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

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