



For Sale Neighbourhood Retail Investment
52-70 Knockbreda Road, Belfast BT6 0JB


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

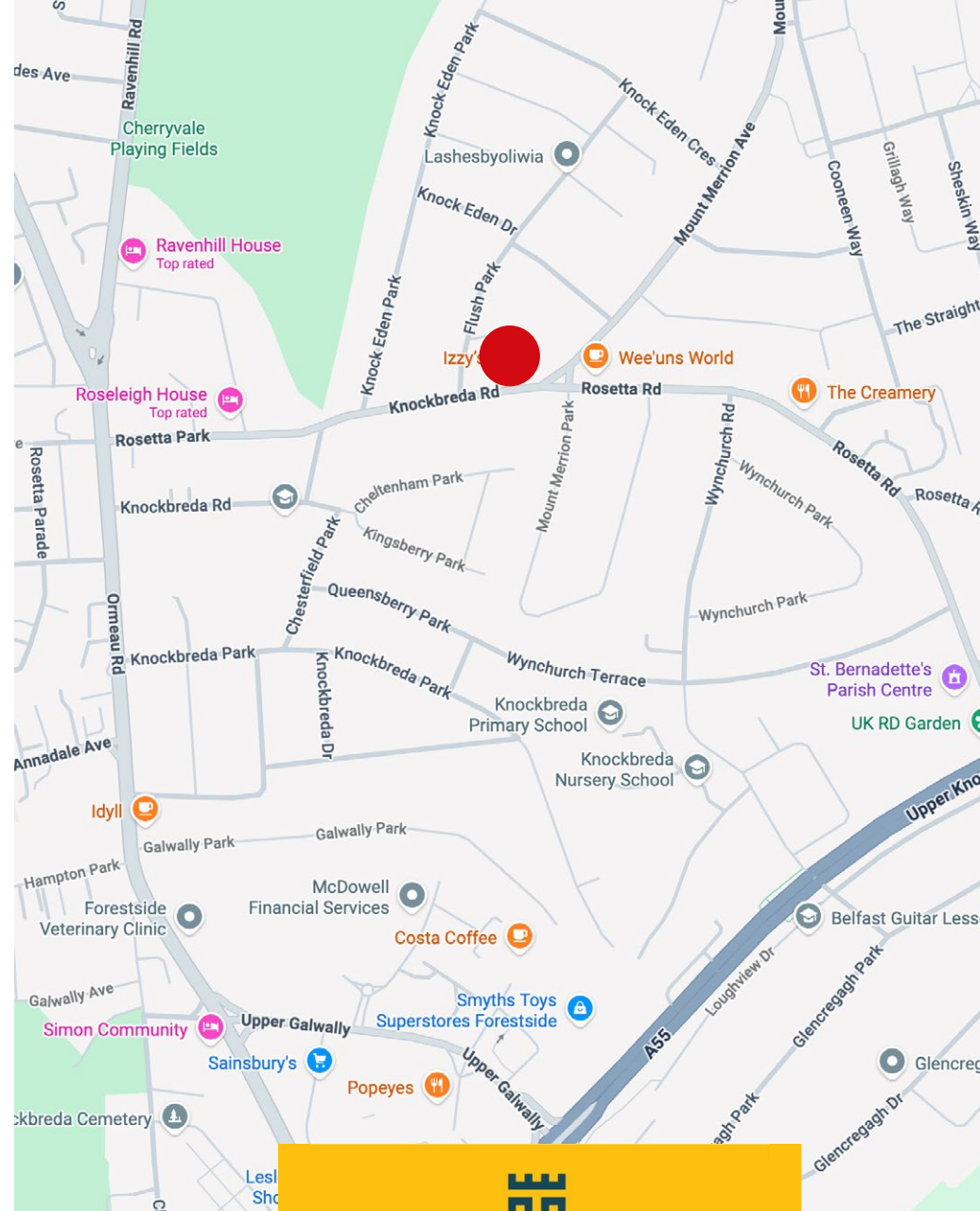
- Neighbourhood Retail Investment currently fully occupied and producing £46,735 per annum.
- Prominent location on Knockbreda Road in South Belfast, serving a large and established residential population and benefiting from strong volumes of passing traffic.

LOCATION

- The subject occupies a prominent position fronting onto Knockbreda Road in South Belfast, benefiting from strong passing traffic and excellent roadside visibility, with convenient access to the wider Belfast metropolitan area.
- The property is situated in a well-established commercial and residential location, close to a range of local amenities, retailers and services, while remaining within easy reach of Belfast City Centre.
- Belfast is the capital and largest city in Northern Ireland, with a population of approximately 345,000, serving as the region's principal commercial, administrative and retail centre.
- The area benefits from excellent transport connections, with direct links to the A55 Outer Ring, A24 Saintfield Road and the wider motorway network, providing convenient access throughout Belfast and beyond.

DESCRIPTION

- The subject comprises a prominent neighbourhood retail parade extending to units 52-70 Knockbreda Road, arranged as a terrace of commercial units with strong frontage onto Knockbreda Road.
- The property is fully occupied, generating a diversified income stream from a number of established commercial tenants, with leases providing for tenant repairing responsibilities.
- The retail units are fitted to a good standard and provide flexible accommodation suitable for a range of retail, professional services and food-related uses.



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SCHEDULE OF ACCOMMODATION AND TENANCIES

Unit	Tenant	Rent PA	Term	Lease Start	Lease End	Comments
58	Izzys	£12,000	5 years	01/05/24	30/04/29	
62	Rosetta Travel	£10,000	9 years	01/08/04	31/07/13	Holding over quarter to quarter
66	The Copper Whisk Ltd	£11,000	3 years	01/10/26	30/09/29	
70	The Sea Fry	Year 1-2 £13,500 Year 3-5 £15,000	5 years	01/12/24	30/11/29	
		Total: £46,500* Rising to: £48,000				

Note: Copies of leases can be provided to interested parties on request to joint agents.

*Ground rents of apartments 52-54,56,60,64,68 combine for a rent of £235 per annum. Total rent £46,735 rising to £48,235.

RATES INFORMATION

We have been advised by Land & Property Services that the Net Annual Values are as follows:-

Address	NAV	Rate in 26/27	Rates Payable
58	£6,400	0.650225	£4,162
62	£6,650	0.650225	£4,324
66	£6,650	0.650225	£4,324
70	£6,650	0.650225	£4,324

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

TITLE

Freehold or Long leasehold subject to a nominal ground rent.

VAT

The property isn't registered for VAT

PRICE

Offers are invited in the region of £525,000, exclusive.



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EPC

58	Awaiting EPC
62	Awaiting EPC
66	E121
70	Awaiting EPC

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/ukxi/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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