

For Sale Superb Showroom/Warehouse Investment with benefit of 15 year lease, no breaks

11 Falcon Road, Belfast BT12 6RD

McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- THE BUILDING IS LET FOR 15 YEARS WITH NO BREAKS AT RENT OF £82,000 PA TO CARE CO (UK) LTD

DESCRIPTION

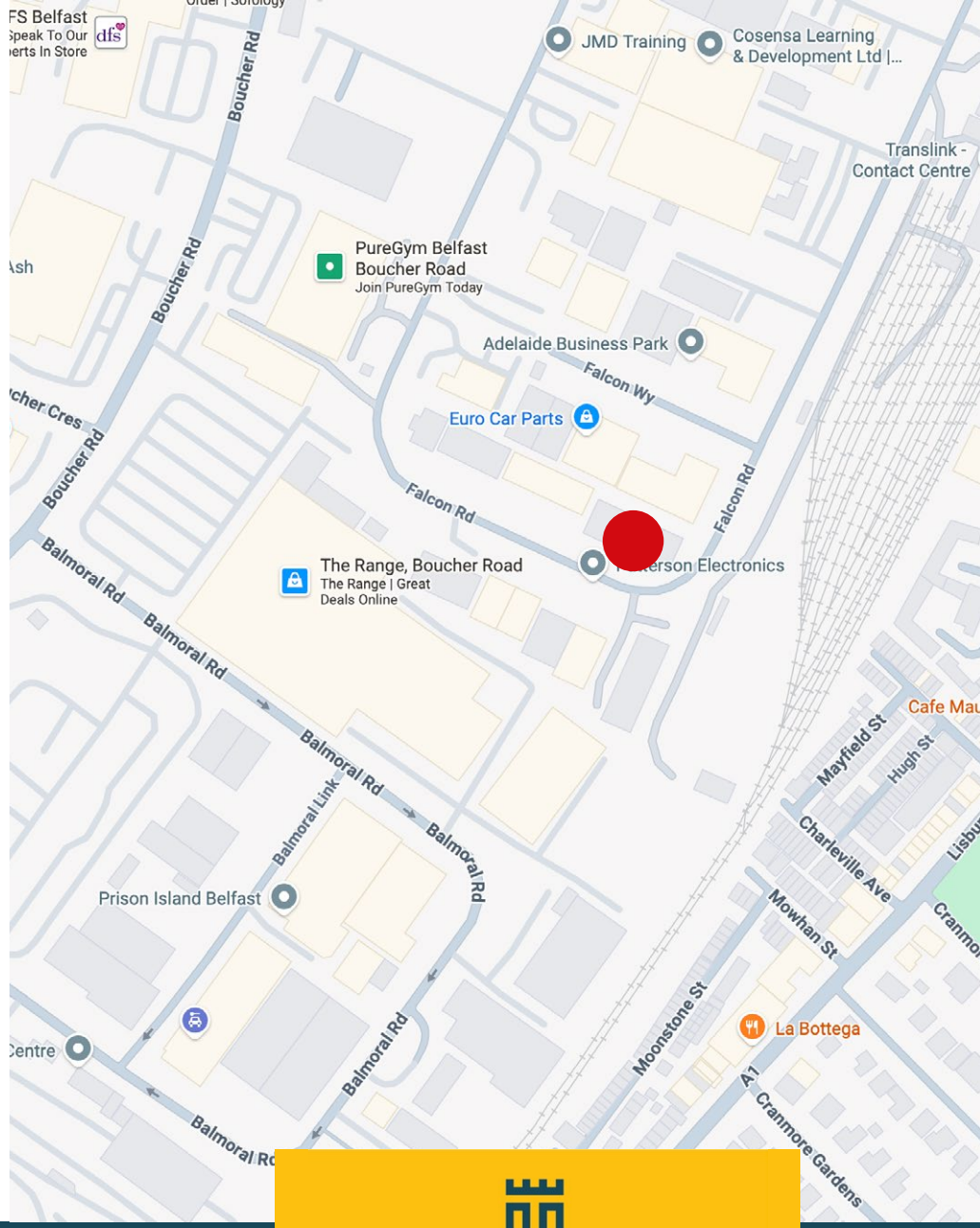
- The property comprises a modern warehouse facility with integrated first-floor office accommodation.
- The office space includes kitchen and WC facilities, providing a self-contained and practical working environment.
- The warehouse benefits from roller shutter access.
- Ample on-site parking is available directly to the front of the building.
- Eaves height of 5.9m and apex of 7.83m.
- Rare opportunity to acquire an investment to an excellent covenant for a term of 15 years with no breaks.

LOCATION

- 11 Falcon Road is located within an established industrial area, offering excellent access to key arterial routes and transport links.
- The property benefits from proximity to major road networks.
- The surrounding area comprises a mix of warehouse, trade, and industrial occupiers.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Warehouse	798.67	8,596.81
	Office/Kitchen	41.14	442.83
	Reception	20.21	217.53
	Office	21.50	231.42
First Floor	Offices	97.47	1,049.15
Total Net Internal Area		**978.99**	**10,537.74**



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LEASE DETAILS

Tenant:	CareCo (UK) Ltd
Term:	15 years from 1st Nov 2026
Rent:	£82,000 per annum
Repairs & Insurance:	Full repairing & insuring
Rent Reviews:	Every 5 years. The review at Year 5 is to be £87,500 per annum, or the Open Market Value, whichever is the greater.

TENANT DETAILS

CareCo (UK) Ltd have over 40 outlets throughout the UK and they sell mobility scooters, wheelchairs etc. (www.careco.co.uk). They have an Experian Rating of 98 out of 100 (very low risk). Profit for the year ending 31st March 2025 was £6.337m.

TITLE

125 years from 1st October 1993 at a nominal ground rent.

PRICE

Offers in the region of £1,200,000.

RATES INFORMATION

NAV: £47,100
Rate in £ 2025/26 = 0.6265919321
Therefore Rates Payable 2025/26 = £29,512.48

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

VAT

The property is registered for VAT, but the sale will be treated as a transfer of a going concern.







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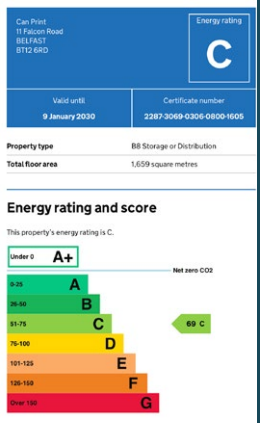
EPC



CONTACT

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