

For Sale Hot Food Investment

377 Beersbridge Road, Belfast, BT5 5DT

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028 90 500 100

SUMMARY

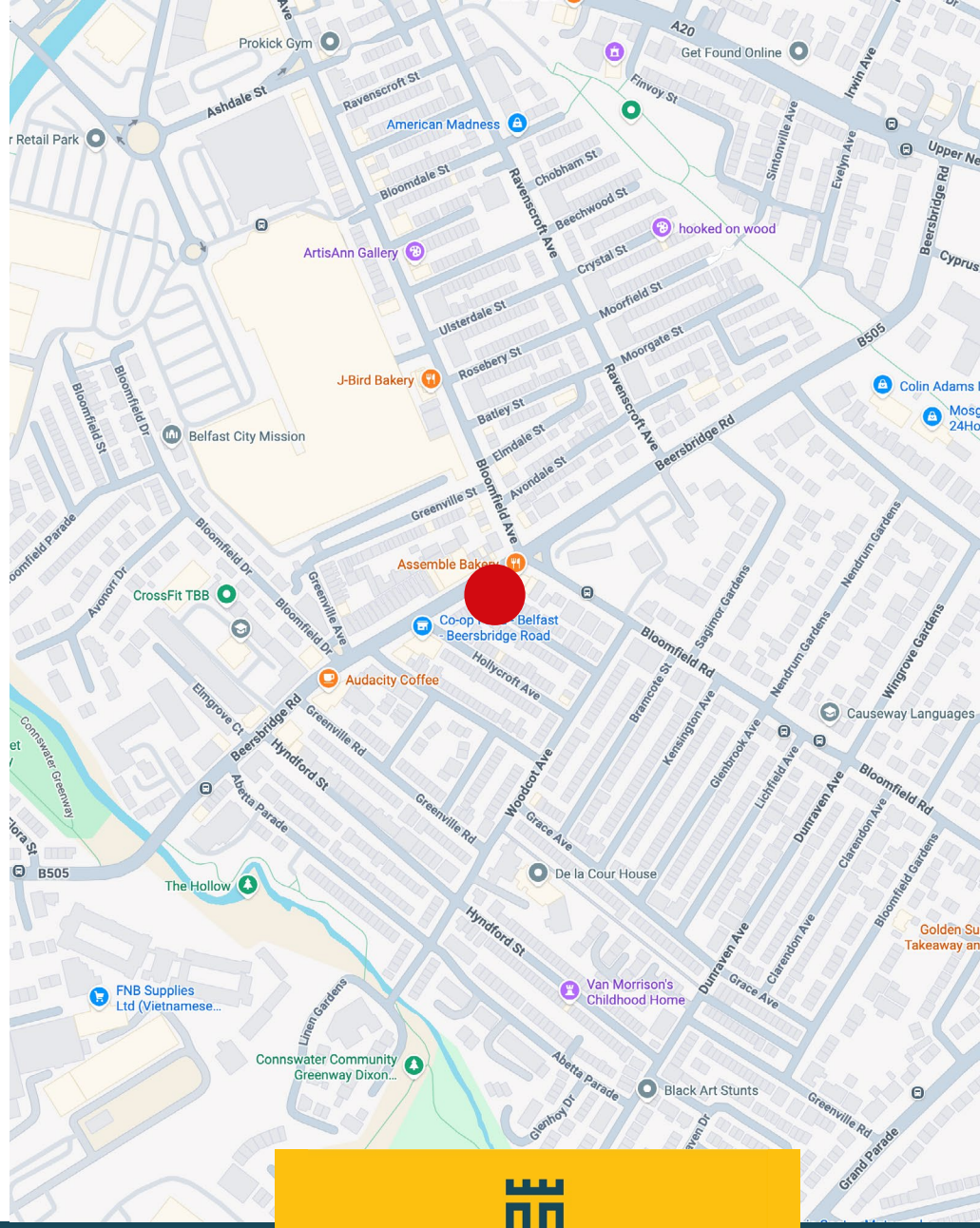
- Hot food investment let to Four Star Pizza (Ireland) Limited and producing £12,000 per annum.
- Prominent location on Beersbridge Road at its junction with Bloomfield Avenue/Road.
- Upward only rent review due June 2027.
- Attractive lot size.

LOCATION

- The property occupies a prominent position on the Beersbridge Road, one of the principal arterial routes serving East Belfast.
- The surrounding area comprises a mixture of residential and commercial occupiers and benefits from substantial passing traffic.
- Nearby occupiers include Co-Op Food, Boots Pharmacy, Winemark, the Post Office and Linen Court Surgery.

DESCRIPTION

- The subject premises comprises a two-storey mid-terrace hot food takeaway property currently occupied by Four Star Pizza (Ireland) Limited.
- The property is fitted to a good specification throughout including glazed shopfront, customer sales area, food preparation area and ancillary storage accommodation.
- Additional office, storage and staff facilities are provided at first floor level.
- The property benefits from a rear yard together with rear service access.
- The premises are held on a commercial lease producing £12,000 per annum with an upward only rent review in June 2027.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Sales / Preparation Area	47.86	515
Ground Floor Cold Store	2.97	32
First Floor Office	12.73	137
First Floor Store	15.98	172
WC	-	-
TOTAL	**79.54**	**856**

LEASE DETAILS

Tenant: Four Star Pizza (Ireland) Limited.
Term: 10 years.
Commencement Date: 24 June 2022.
Rent: £12,000 per annum payable quarterly in advance.
Rent Review: Upward only every 5 years, next review June 2027.
Repairs: Full Repairing and Insuring lease.

RATES INFORMATION

We understand from Land & Property Services that the property has a Net Annual Value of £5,750.
Rate in £ 2026/27 = 0.65029

TITLE

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

PRICE

We are seeking offers in excess of £175,000 exclusive.

VAT

The premises are not registered for Value Added Tax.







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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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