

For Sale

Fully Let Neighbourhood Investment

85-93 Glen Road, Belfast BT11 8BD

McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

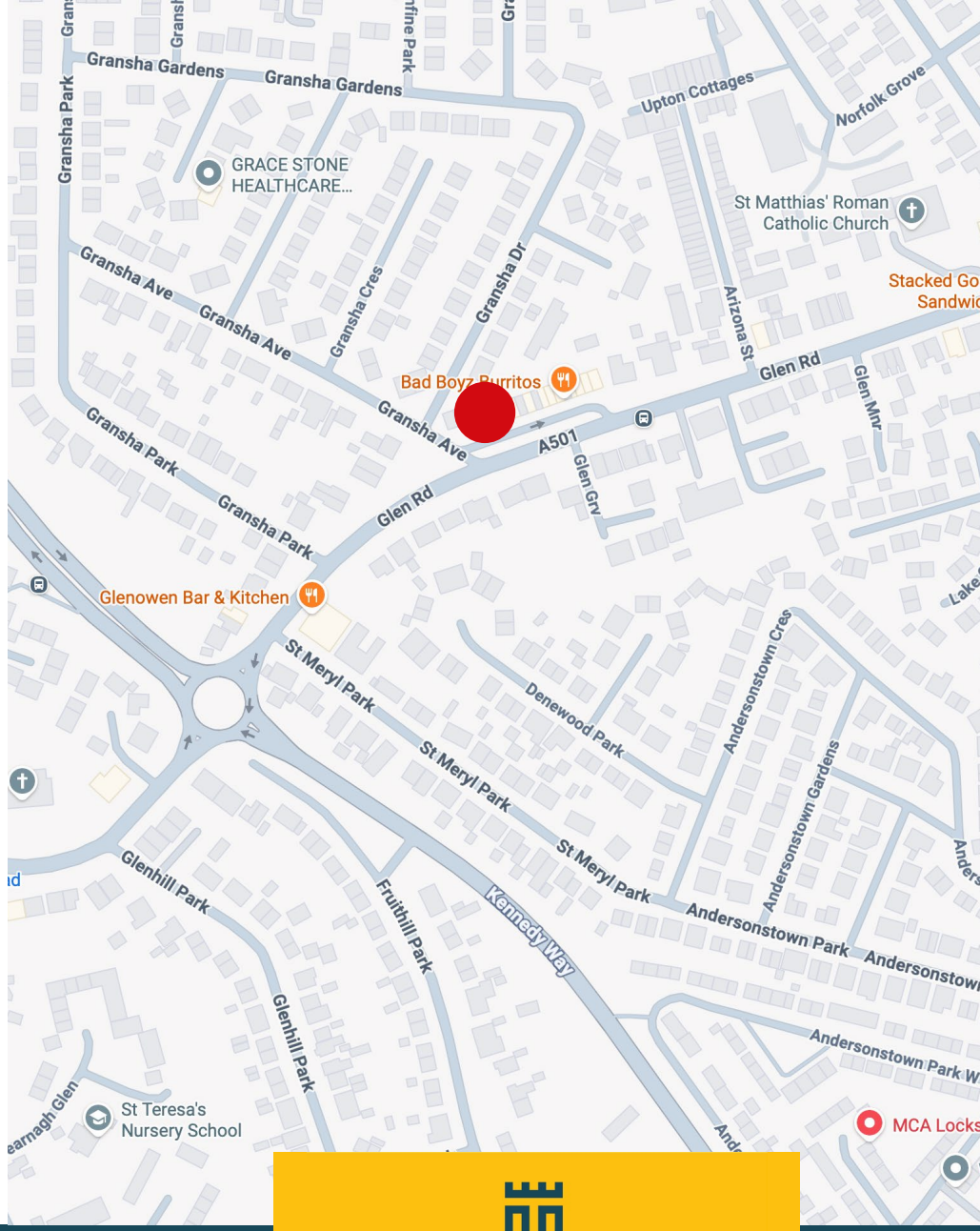
- High-profile neighbourhood investment producing £59,400 per annum
- Prominent frontage onto the Glen Road in a densely populated residential area
- Tenants include Wineflair, Cooper's Pharmacy and Gransha Dental Surgery

DESCRIPTION

- High profile neighbourhood retail and investment, which is currently fully let and producing a total rent of £59,400 per annum.
- The investment forms part of a two storey commercial parade, fronting onto the Glen Road in Belfast, together with on-street layby car parking to the front and service alleyway to the rear.
- The scheme is anchored by Wineflair, Copper's Pharmacy and dental surgery, together with hot food unit and beauty salon.

LOCATION

- The property occupies a high profile location fronting onto the Glen Road, close to its junction with A55, which connects to Stockmans Lane and the M1 Motorway at Junction 2.
- The parade serves a heavily populated residential area in south-west Belfast.



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SCHEDULE OF ACCOMMODATION AND TENANCIES

Address/ Floor	Tenant Name	Trading	Areas Sq Ft	Rent PA	Term	Lease Start	Lease End	Rent Reviews	Comments
Ground Floor, 85-87 Glen Road	Wineflair (Belfast) Limited	Wineflair	1,009	£15,750	15 years	11-Feb-25	10-Feb-40	Every 5 years	
First Floor, 87b Glen Road	Private Individual	The Sun Rooms	767	£5,400	5 years	01-Feb-22	31-Jan-27		
Ground Floor, 89 Glen Road	Private Individual	Kebab Time	610	£10,000	10 years	01-Oct-20	30-Sep-30		
First Floor, 89a & 89b Glen Road	Private Individual	Gransha Dental Surgery	1,797	£12,500	15 years	31-Mar-10	30-Mar-25	Every 5 years	New 15 year lease agreed at £12,500 per annum
Ground Floor, 91-93 Glen Road	B & D Associates Ltd	Cooper's Pharmacy	1,029	£15,750	15 years	01-May-25	30-Apr-40	Every 5 years	
Total				**£59,400**					

Note: Copies of the leases are available on request to the selling agents.

RATES INFORMATION

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

85-87 Glen Road	£13,200
87b Glen Road	£5,950
89 Glen Road	£6,900
89a & 89b Glen Road	£11,700
91-93 Glen Road	£13,600

Rate in £ 2026/27 = 0.65029

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

TITLE

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

ASKING PRICE

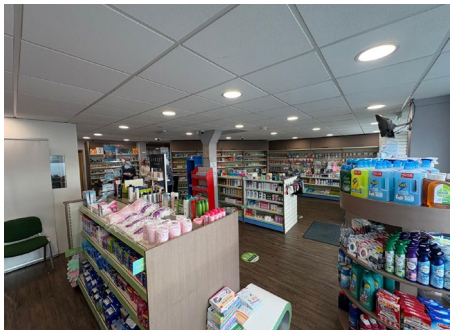
Offers Over £700,000, exclusive.

A purchase at this level would equate to a Net Initial Yield of 8.06%, after normal purchaser's costs.

VAT

The property is not registered for VAT.







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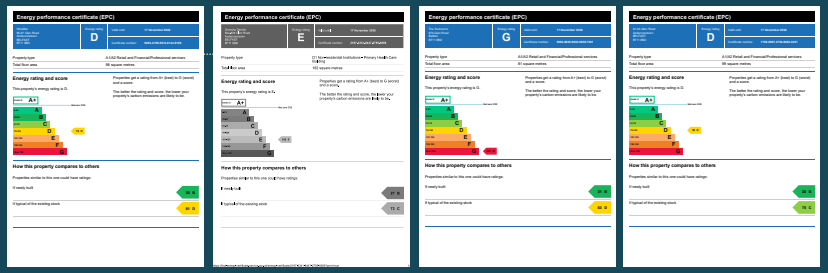
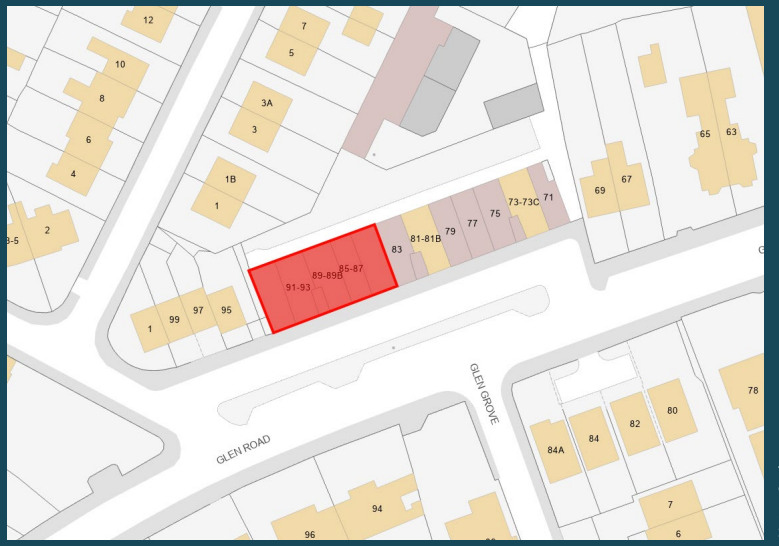
EPC





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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