

**OK
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FOR SALE

2 Northern Road, Belfast, BT3 9AL

Prominent Industrial Investment Producing £62,500 Per Annum

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is prominently located on Northern Road within the Harbour Estate, one of Northern Ireland's premier industrial locations. The property is situated c. 1 mile from the M2 Motorway, c. 2 miles from the City Centre and c. 5.2 miles from Belfast City Airport.

The estate is patrolled by the Harbour Police and has 24/7 access. Neighbouring occupiers include Translink, United Molasses Ireland and Frizzelle Shipping Services.

DESCRIPTION

The subject comprises warehouse accommodation situated on a self-contained yard. The building is steel portal framed with part facing brick and part clad external walls, with a pitched roof with translucent panels and roller shutter door access

Externally the site is laid in concrete and is securely fenced and gated.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse	c. 1,242 sq m	13,269 sq ft
Office	c. 16 sq m	169 sq ft
Canteen	c. 13 sq m	141 sq ft
TOTAL ACCOMMODATION	c. 1,271 sq m	13,681 sq ft

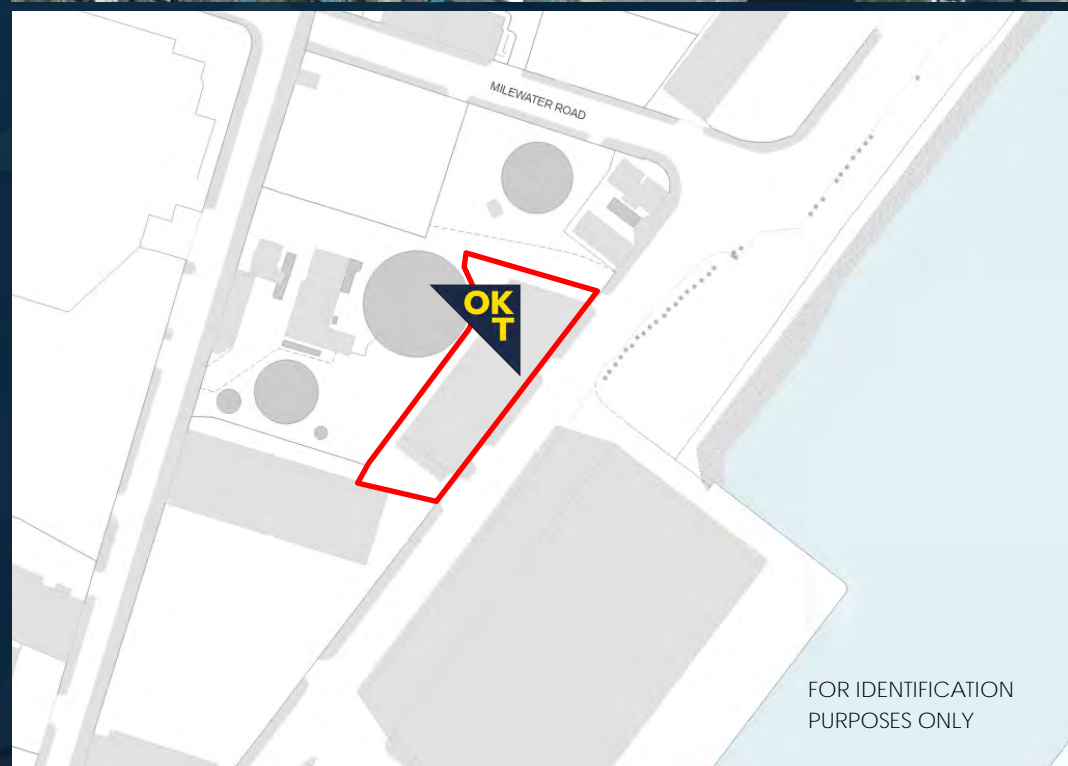
SITE AREA

The site extends to 0.06 acres.

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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10044



FOR IDENTIFICATION
PURPOSES ONLY

TRANSLINK

UNITED FEEDS

DAERA

VET
CHECK

SUBJECT
PROPERTY

FRIZELLE
SHIPPING SERVICES

CHINACASH
& CARRY

NEIGHBOURING OCCUPIERS

2 Northern Road, Belfast, BT3 9AL

M2 MOTORWAY

TENANCY DETAILS

TENANT: McKinstry Skip Hire
RENT: £65,000 per annum plus VAT
TERM: Tenant occupies on informal terms

SALES DETAILS

PRICE: £750,000
TITLE: The property is held by way of leasehold title (70 years from 1 July 2025)
GROUND RENT: £7,984 per annum - Payable by the landlord
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £38,620
Estimated rates payable in accordance with LPS Website: £23,147.36

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

ROSS SWEENEY

ross.sweeney@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.