

9 Prince Regent Road, Belfast, BT5 6SH

For Sale

Warehouse / Trade Counter Investment of c.23,482 sq ft on a self-contained site of c. 1.7 acres

Let to LKQ Group (UK) Ltd (Euro Car Parts) at £85,000 per annum



Location

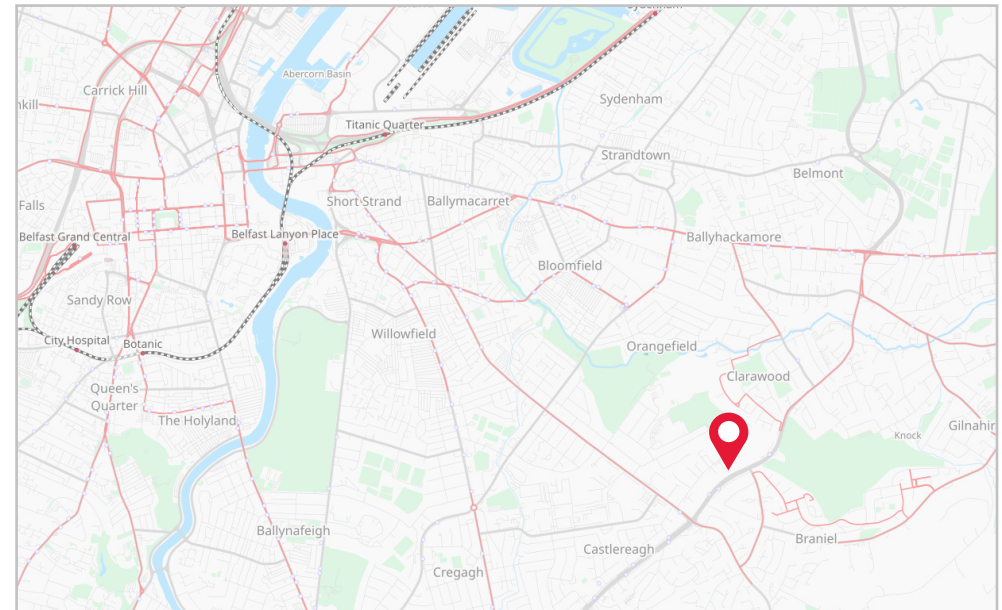
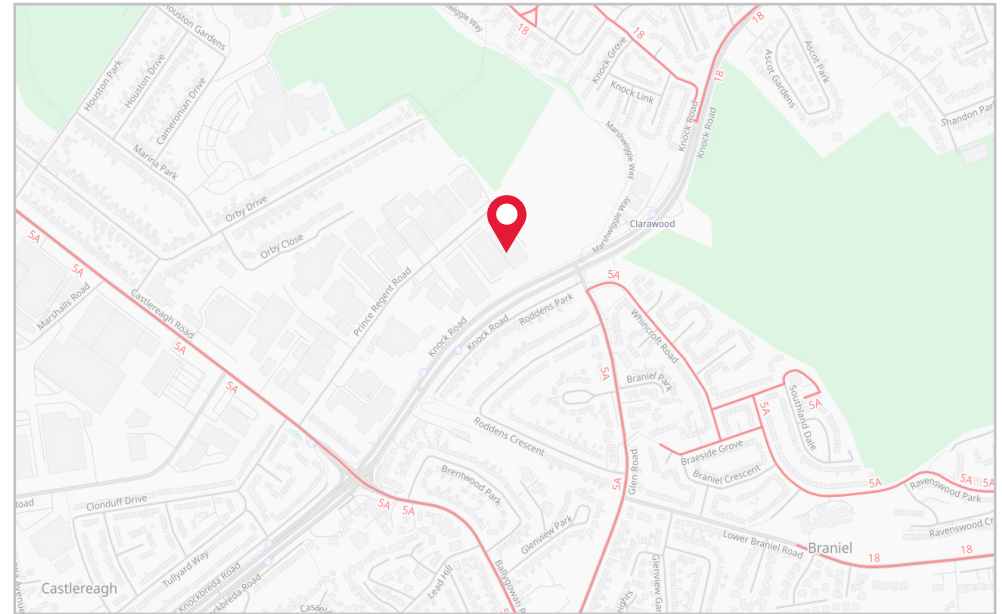
- Occupies a prime position on Prince Regent Road in Southeast Belfast / Castlereagh, just off the Castlereagh Road, approx. 3 miles from Belfast City Centre.
- Strategically located in close proximity to the A55 Knock Road junction, which connects southeast Belfast with the north of the city, benefitting from excellent communication links and convenient access to the M1, M2 and M3 motorways.
- The general area is a well-established industrial and commercial location with surrounding occupiers on Prince Regent Road including Royal Mail, Loop Studios, Stevenson & Reid, Brow Packaging, Howdens, Niavac, YESSS Electrical and BOC Gas.
- Castlereagh Industrial Estate is located nearby which houses multiple office, industrial and distribution occupiers such as Thales Group, Medicare Pharmacy Group and Bassetts.

Description

- Warehouse / Trade Counter of c.23,482 sq ft (GIA), with 3,873 sq ft Mezzanine.
- Set on self-contained secured site of c. 1.7 acres with extensive car parking / yard area to front, side and rear.
- Includes trade counter at front, internal offices, kitchen and WC facilities.
- Steel portal frame with single cladded roof.
- Steel framed mezzanine floor.
- 1no. 16ft and 2no.10ft roller shutter doors.
- Eaves height of 4.3m and 5.6 m to Apex.

Schedule of Accommodation

	Sq Ft	Sq M
Warehouse GIA	23,482	2,181
Mezzanine	3,873	360









Tenancy

The entire building is leased to **LKQ Group (UK) Ltd (trading as Euro Car Parts)** for a term of **5 years from 7th June 2024 to 6th June 2029** at a passing rent of £85,000 per annum, exclusive. The tenant has an option to break on 16th December 2027.

A copy lease is available for review.

Covenant

LKQ Group (UK) Limited (Company No. 02680212) was registered in January 1992 and has a Dun & Bradstreet (D&B) rating of Low to Moderate.

Asking Price

We are instructed to seek offers in the region of **£925,000 (Nine Hundred and Twenty Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 8.70%** and an attractive capital value of **£39.39 per sq ft** on the basis of 23,482 sq ft GIA.

Energy Performance Certificate

D92.

Rateable Value

We have been advised by Land and Property Services of the following:

Net Annual Value: £79,800

Rate in the £24/25: 0.599362

Rates Payable if applicable (per annum): £47,829

Value Added Tax

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

Further Information

For further information or to arrange a viewing, please contact:-

**Lambert
Smith
Hampton**

Phil Smyth
07739 882433 / 02890 327954
pssmyth@lsh.ie

Cerys Moore
07824 850338 / 02890 327954
cmoore@lsh.ie

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