

FOR SALE – INVESTMENT OPPORTUNITY

165 Upper Lisburn Road, Finaghy, Belfast, BT10 0LJ

CBRE NI
PART OF THE AFFILIATE NETWORK



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Location

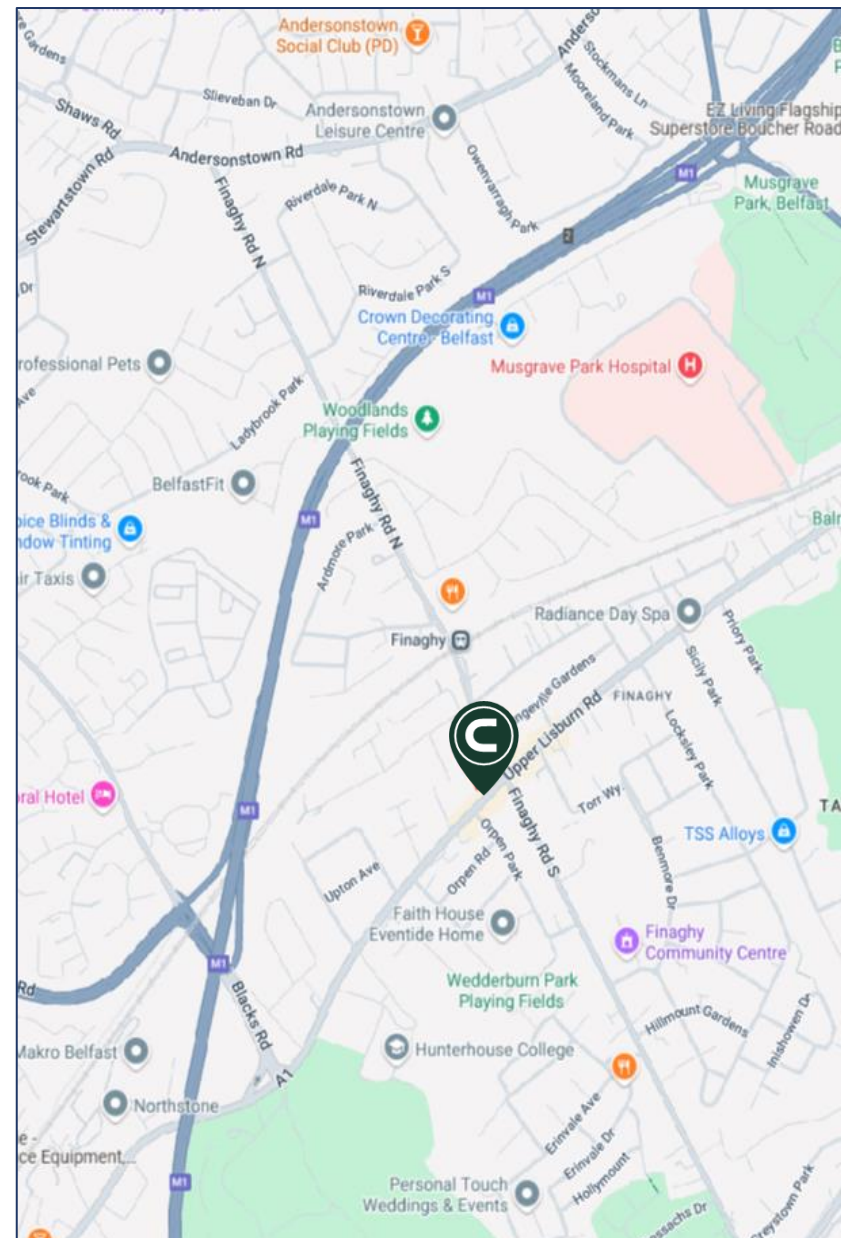
The subject property is located on the Upper Lisburn Road approx. 3.5 miles south of Belfast and 6 miles from Lisburn. The Upper Lisburn Road is a popular commercial location in Belfast with a number of recognised retailers and restaurants. The property is within close proximity to both the Musgrave Hospital and Kings Bridge Private hospital. Other nearby occupiers include Radiance Day Spa, Thomas Cook Travel Ltd and The Co-Operative Food.

Description

The front property fronts on to the Upper Lisburn Road and consists of a retail unit, extending to 1,208 sq ft with an existing tenant in situ trading as 'Laptop and PC Warehouse'. The retail shop unit comprises a large aluminium glazed shop, timber/laminate flooring, a small kitchenette and w/c. This is let on a 5 year term from October 1st, 2024 at a rent of £10,000 per annum.

The rear building is a single-storey hall of timber construction, extending to 1,417 sq ft. Externally, it has a mix of a painted render and steel cladding with a steel corrugated roof. This part of the property is currently used as a meeting hall and is mainly open plan. This is let to the Finaghy Linfield Supporters Club on a 10 year lease from the 1st of October, 2024 at a rent of £10 per annum.

Within the rear yard there is a semi-circular poly tunnel section, of corrugated steel construction, which extends to 844 sq ft.



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Accommodation

Unit	Sq M	Sq Ft	Rates Payable (25/26)
Retail Unit	112.2	1,208	£7,769.74
Hall	132.6	1,417	£1,347.17
Polly Tunnel	78.4	844	£689.25
Total	323.2	3,469	£9,806.16

Lease Details

Tenant	Kyle Cruikshank t/a Laptop and PC Warehouse
Term	5 years from the 1 st of October 2024
Rent	£10,000 p.a.

Sale Price

We are instructed to seek offers around **£140,000** excluding VAT.

Title

Assumed freehold / long leasehold

VAT

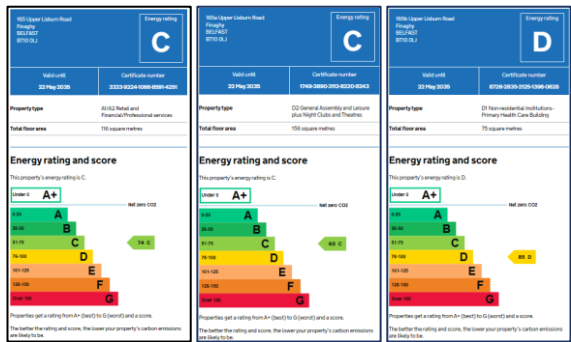
All prices are quoted exclusive of VAT, which may be payable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

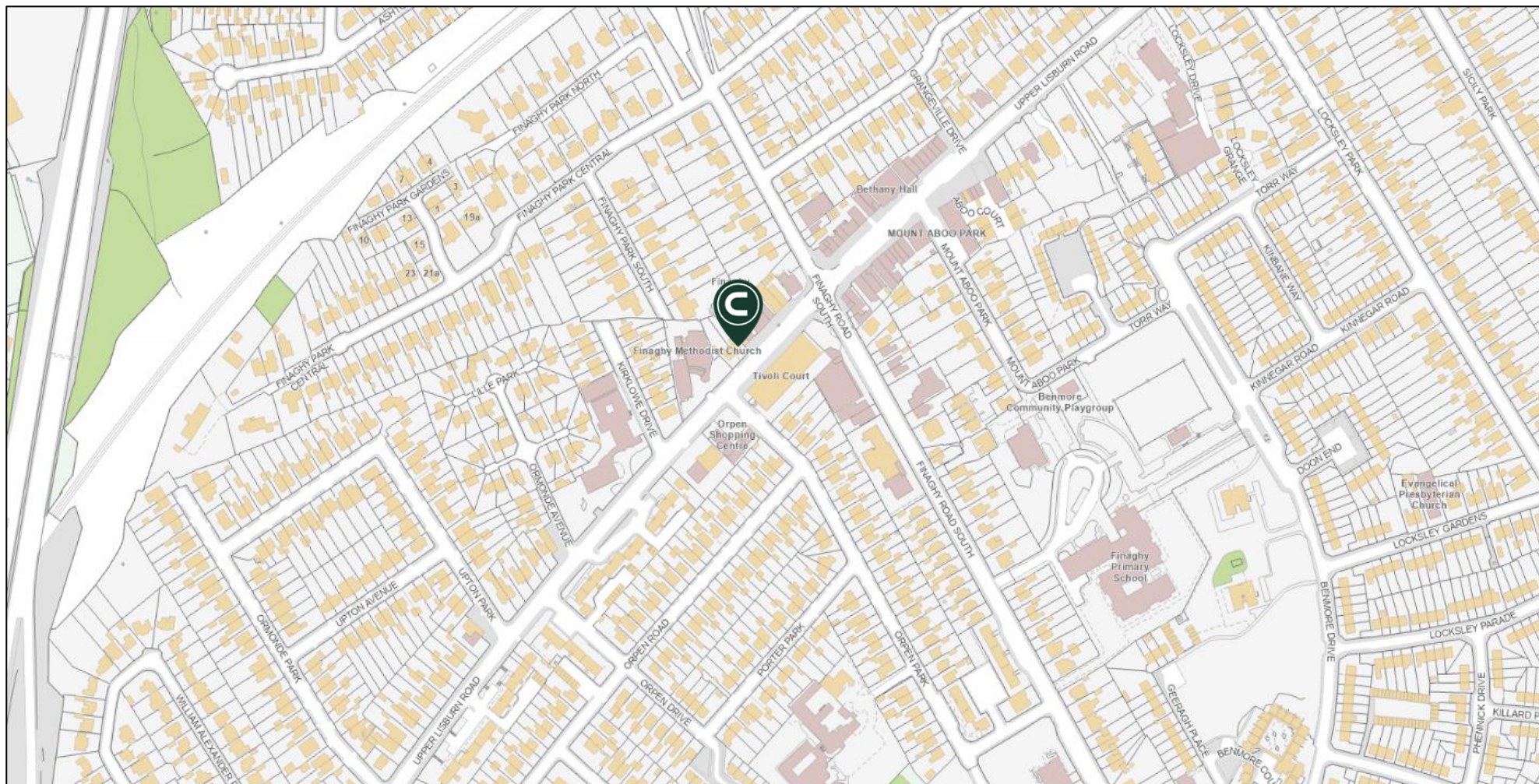
A copy of the EPC certificates are below and can be made available upon request.



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