

# GERARD MCCLINTON

## ESTATE AGENT

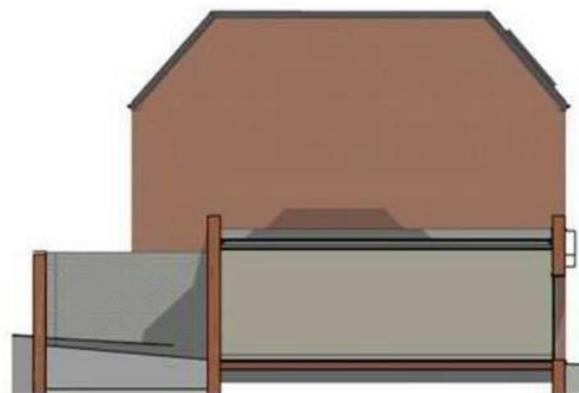
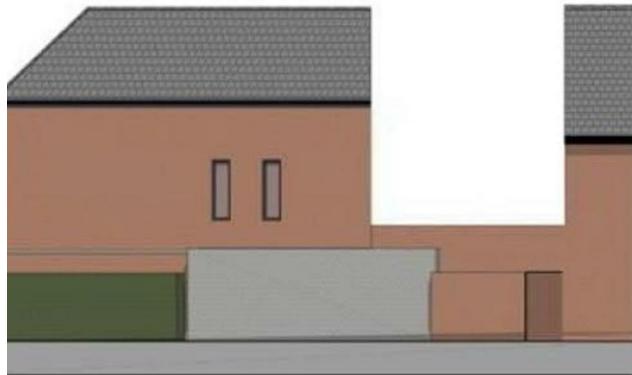


Proposed front elevation

**SCHEDULE OF FINISHES**  
**WALL CONSTRUCTION**  
**EXTERIOR WALLS TO BE SELECTED RED FACING BRICK**  
**ROOF**  
**ROOF TO BE SLATES.**  
**WINDOWS**  
**WINDOWS TO BE GREY/BLACK ALUMINUM.**  
**RAINWATER GOODS**  
**GUTTERS TO BE Ogee SECTION uPVC, TO MATCH EXISTING.**  
**RAINWATER PIPES TO BE 68mm DIAMETER uPVC.**



Proposed side elevation



535c Falls Road, Belfast, BT11 9AA

Price £124,950

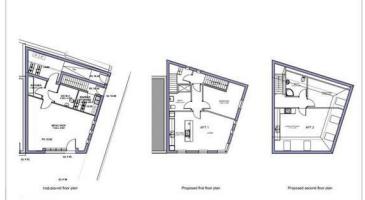


Income-Producing Development Opportunity – Prime Falls Road Position (Circa 7.7% Yield)

Occupying a prominent corner position on the Falls Road directly facing The Kennedy Centre Shopping Centre, this highly visible site benefits from constant passing vehicular traffic and strong pedestrian footfall throughout the day. This is one of West Belfast's most established commercial locations.

The property currently comprises a single-storey retail unit with a long-established tenant in situ, producing £800 per month (£9,600 per annum) and offering an attractive gross yield of approximately 7.7% at the asking price. The tenant is secured in place until 2028, providing reliable, long-term income.

Planning Act (Northern Ireland) 2011  
 Application No. LA04/2023/0217/F  
 Date of Application: 8 May 2023  
 Site of Proposed Development:  
 Description of Proposal:  
 Proposed demolition of existing retail unit to provide New Build Commercial Unit with 2 no. 1 Bed Apartments to upper floors.  
 Applicant Address: Robert Bryson 51 Malone Road Belfast NORTHERN IRELAND  
 Agent Address: Robert Bryson Bryson Architecture 51 Malone Road Belfast  
 Drawing Ref: 01/02.05.604  
 The Council is in possession of the powers under the above-mentioned Act hereby  
 GRANTS PLANNING PERMISSION  
 for the above named development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:  
 1. The aforementioned building must not be let on terms other than those stated.



- Fantastic Investment Opportunity in Prime West Belfast Location
- Income Generating Retail Unit - Currently Let at 800 pcm until 2028
- Planning Permission For Demolish and Rebuild - Retail & 2 x 1 Bed Apartments
- Priced To Sell - Serious Enquiries Only