

GERARD MCCLINTON

ESTATE AGENT



Proposed front elevation

SCHEDULE OF FINISHES

WALL CONSTRUCTION
EXTERIOR WALLS TO BE SELECTED RED FACING BRICK

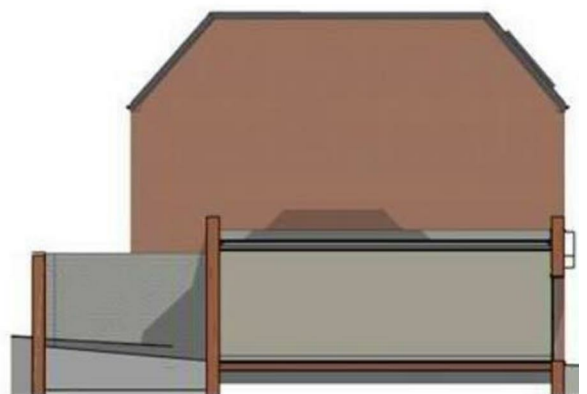
ROOF
ROOF TO BE SLATES.

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.

- 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

Planning Act (Northern Ireland) 2011

Application No: LA04020217EF

Date of Application: 8 May 2021

Site of Proposed Development: 535 Falls Road, Belfast, BT11 9AA

Description of Proposal: Proposed demolition of existing retail unit to provide New Build Commercial Unit with 2 x 1 Bed Apartments to upper floors.

Applicant: Robert Bryson
Address: 51 Marine Road
Belfast
BT9 5YV

Agent: Robert Bryson
Bryson Architecture
51 Marine Road
Belfast

Drawing Ref: 01_02_03_04

The Council in pursuance of its powers under the above-mentioned Act hereby GRANTS PLANNING PERMISSION for the above-described development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated.

