



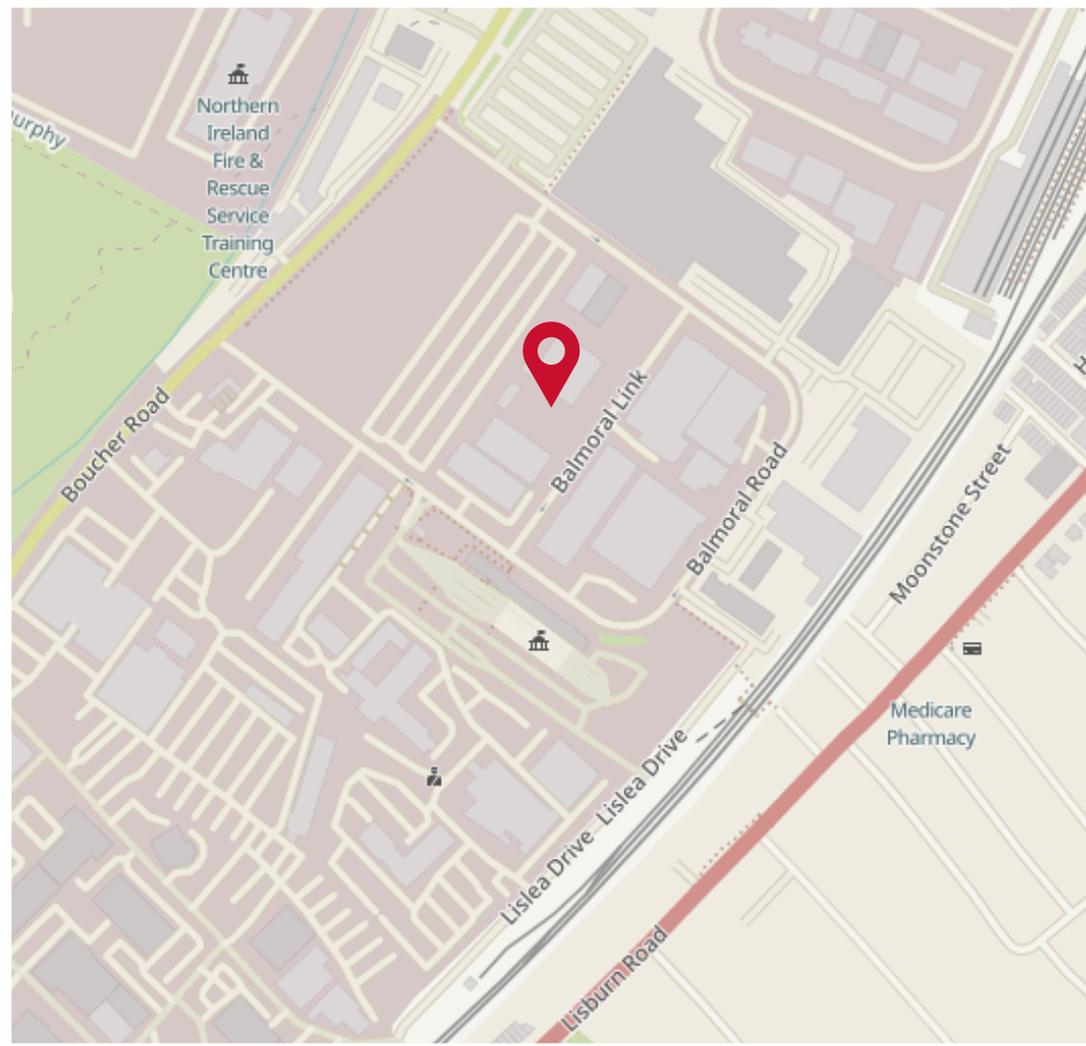
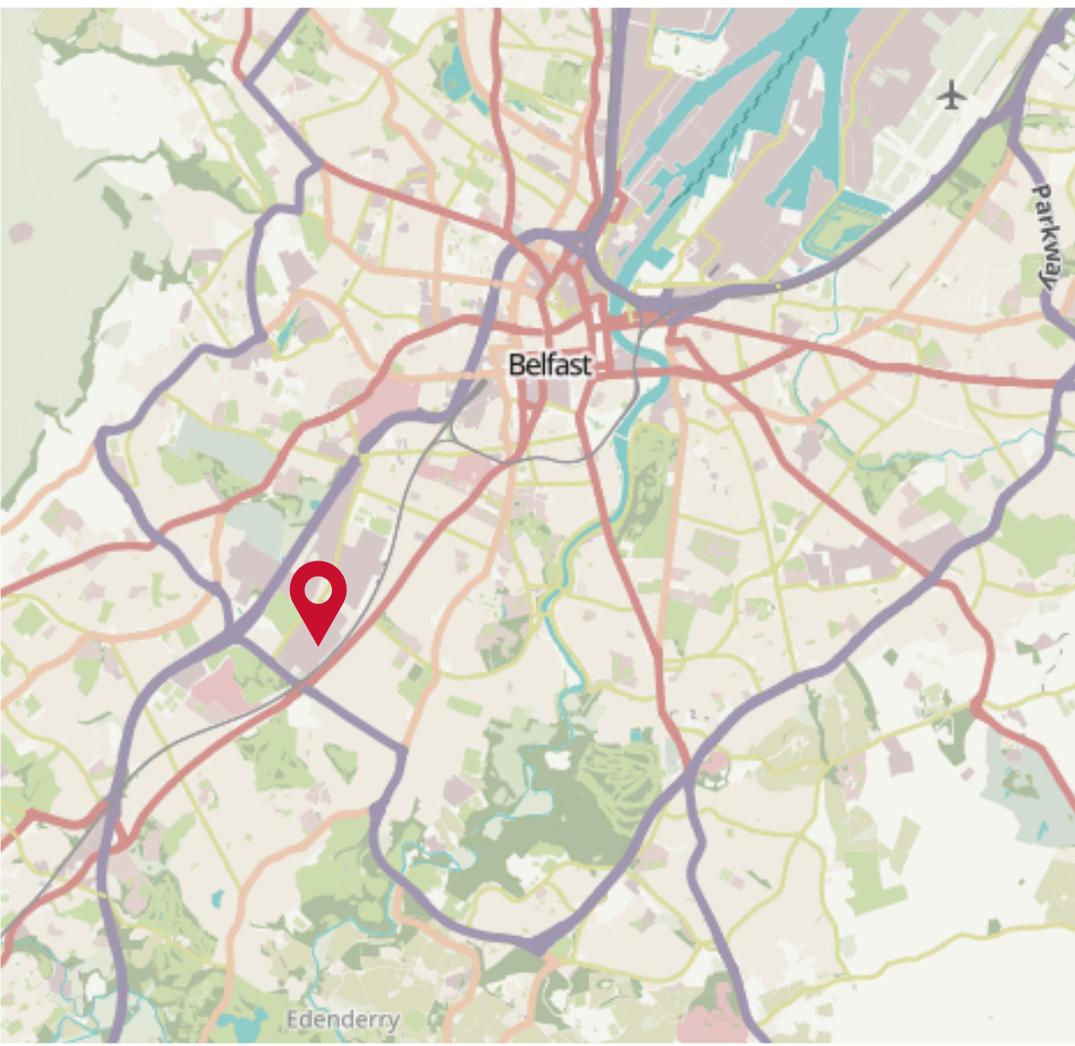
**FOR SALE**

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**McKIBBIN**  
COMMERCIAL

**Warehouse Buildings at Former Balmoral Fruit Market,  
Balmoral Road/Balmoral Link, Belfast, BT12 6QA**

5no. Warehouse buildings ranging from 5,585 sqft to 48,330 sqft. Available individually or as a single lot.



## LOCATION

The subject properties are located in the Boucher Road area, 2 miles southwest of Belfast City Centre, and situated just 0.7 miles from the M1 Motorway. The subject is positioned within the established employment and retail location of Boucher Road. The immediate area is occupied by retailers such as EZ Living, The Range, TK Maxx, Next, Home Bargains as well as key food and beverage retailers such as Costa Coffee, Tim Hortons, Nando's and more recently Slim Chickens. Boucher Road is also a well known location for car showrooms hosting brands such as BMW, Range Rover, Mercedes and Tesla. Boucher Road also offers strong connectivity to international travel including:

- Larne Port - 25.7 miles
- Belfast International Airport - 15.3 miles
- Belfast Port - 6.7 miles
- Belfast City Airport - 7.1 miles
- Dublin Port - 101 miles
- Dublin Airport - 96.3 miles

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# DESCRIPTION

## 29-31 Balmoral Link (Outlined in green)

This property comprises a steel portal frame building of approx. 13,056 sq ft with concrete flooring, block/brick façade to 8 ft with profiled cladding to the eaves. The roof includes perspex translucent panels. The property is situated on a self-contained site with palisade security fencing and double hung security gates. Internally the property benefits from 5.3m eaves, halogen lighting, integrated sprinkler system, gas supply and 4no. electric roller shutter doors.

## 1 Balmoral Link, Belfast (Outlined in purple)

This property comprises a warehouse building of steel portal frame construction with block walls to 8ft with profiled cladding to the eaves. The roof includes perspex translucent panels and internal metal cladding. The site is secured with steel chain linked fencing. Internally the property benefits from concrete flooring, fluorescent strip lighting, 2no. electric roller shutter doors of 4.8m high providing access to the front and rear of the property. The warehouse benefits from an eaves height of 4.5m. There is also a small internal office/trade counter and WC which are finished to include plastered and painted walls, suspended ceiling and fluorescent strip lighting.

## 3A & 3B Balmoral Link, Belfast (Outlined in yellow)

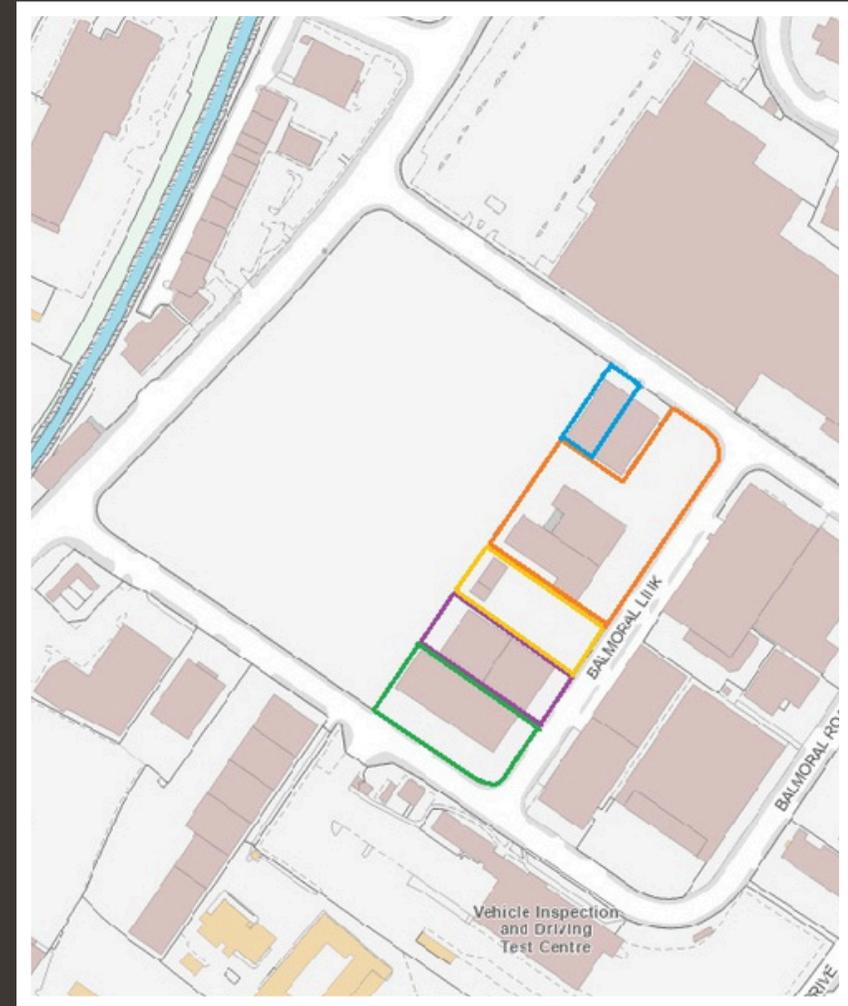
The property comprises a 2 storey detached office building extending to approx. 1,837 sq ft of brick/block construction with a flat roof. The remainder of the site is grass covered with a tarmac road providing access from the property to Balmoral Link.

## 3 Balmoral Link, Belfast (Outlined in orange)

The property comprises 2no. adjoining steel portal frame warehouses. The building appears to have been constructed in 2 stages between the 1990s and early 2000s. The original warehouse is of steel portal frame construction with brick infill walls extending to 3.5m with profile metal cladding extending to the eaves. The modern adjoining warehouse features profile steel clad walls with the combined buildings comprising of a pitched skin metal clad roof with perspex roof lights. The main eaves height to the underside of the centre haunch in the main warehouse is approximately 6.5m. There is concrete floors throughout and a mix of spot and fluorescent strip lighting. There are 2no. dock levellers and 5.7m electric roller shutter door.

## 11 Balmoral Road, Belfast (Outlined in blue)

The property comprises a semi-detached warehouse building of steel frame construction with concrete floors and block infill. The building has a pitched roof which is constructed using a mix of corrugated and panelling with perspex rooflights. There is a small car parking provision to the immediate frontage of the units. Internally the property is finished to a very basic specification with an eaves height of approx. 3.5m and one roller shutter door to the front of the property of 3.5m high.



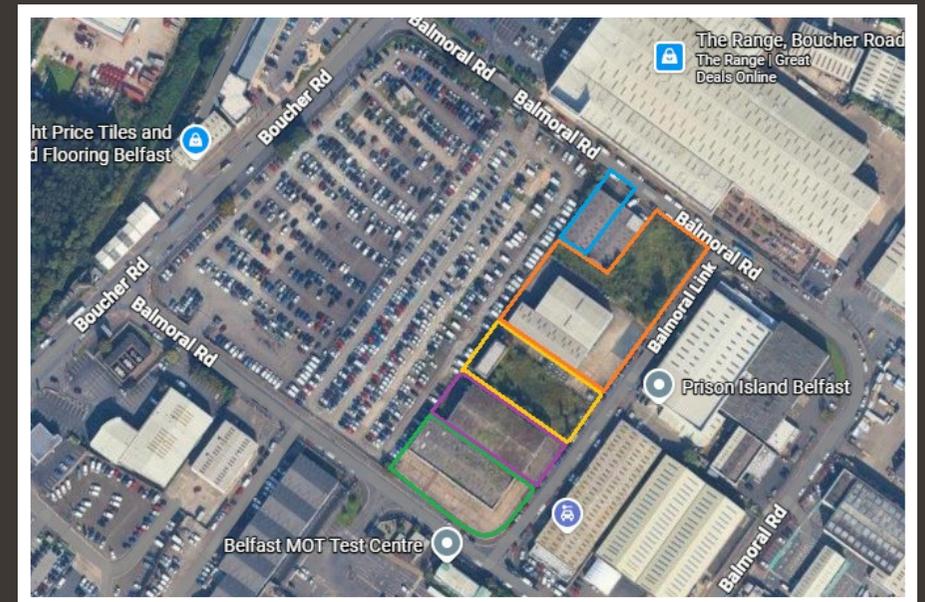


# BUILDING DETAILS

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Address	Sq Ft	Sq M
29-31 Balmoral Road, Belfast, BT12 6QA	13,056	1,212.90
1 Balmoral Link, Belfast, BT12 6QB	12,084	1,122.60
3A & 3B Balmoral Link, Belfast, BT12 6QB	1,837	170.66
3 Balmoral Link, Belfast, BT12 6QB	15,768	1,464.90
11 Balmoral Road, Belfast, BT12 6QA	5,585	518.9
<b>Total</b>	<b>48,330</b>	<b>4,489.96</b>





# TENURE

Address	Title
29-31 Balmoral Road, Belfast, BT12 6QA (Green)	Held by way of leasehold title for 99 years from 1st April 1980 at an annual ground rent of £23,700pa.
1 Balmoral Link, Belfast, BT12 6QB (Purple)	Held by way of leasehold title for 999 years from 1st August 1972 at an annual ground rent of £0.05pa.
3A & 3B Balmoral Link, Belfast, BT12 6QB (Yellow)	Held by way of leasehold title for 999 years from 1st August 1972 at an annual ground rent of £0.05pa.
3 Balmoral Link, Belfast, BT12 6QB (Orange)	Held by way of leasehold title for 999 years from 30th August 1972 at an annual ground rent of £1.00pa. *Includes adjacent site (0.3 acres)*
11 Balmoral Road, Belfast, BT12 6QA (Blue)	Held by way of leasehold title for 99 years from 1st September 1972 at an annual ground rent of £3,700 pa.





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## RATEABLE VALUE

We have been advised by Land and Property Services of the following for the year 2025/26:

Address	NAV	Rates Payable
29-31 Balmoral Road, Belfast	£40,500	£25,376.98
1 Balmoral Link, Belfast	£35,200	£22,056.04
3A & 3B Balmoral Link, Belfast	£11,050	£6,923.84
3 Balmoral Link, Belfast	£45,300	£28,384.62
11 Balmoral Road, Belfast	£21,300	£13,346.41

The non-domestic rate in the pound for the Belfast City council area for the rating year 2025/26 is £0.626592.

## ASKING PRICE

Offers are invited in the region of **£2,900,000 (Two Million Nine Hundred Thousand Sterling)**.

Consideration will also be given to the sale of individual units. For further information please contact the agent.

## VALUE ADDED TAX

The subject property is registered for VAT, therefore VAT will be chargeable in addition to the purchase price.

## ANTI MONEY LAUNDERING

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.

# For Further Information

## CONTACT

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