

41 MONTGOMERY ROAD, BELFAST, BT6 9HL

Large Purpose Built Lidl Store, Extending to c.12,776 sq ft (1,184 sqm) and On-site Car Parking. The Property Benefits From B4 Planning Consent.



Lambert
Smith
Hampton

Location

The subject property occupies a prominent corner site at the junction of Castlereagh Road and Montgomery Road approximately 2.6 miles east of Belfast City Centre. The Castlereagh Road is one of the main arterial routes from Belfast City Centre to the east of the province and offers direct access to the Outer Ring Road.

Nearby occupiers within the vicinity include Thales, Lynas Foods, Lidl, Medicare Pharmacy Group and Brow Packaging.

Description

The subject property comprises a large purpose built Lidl store extending to 12,776 sq ft on a self-contained site of 1.4 acres. The site is currently configured to provide 120 car parking spaces and servicing facilities and the building benefits from glazed frontage, suspended ceiling, lighting and ancillary accommodation.

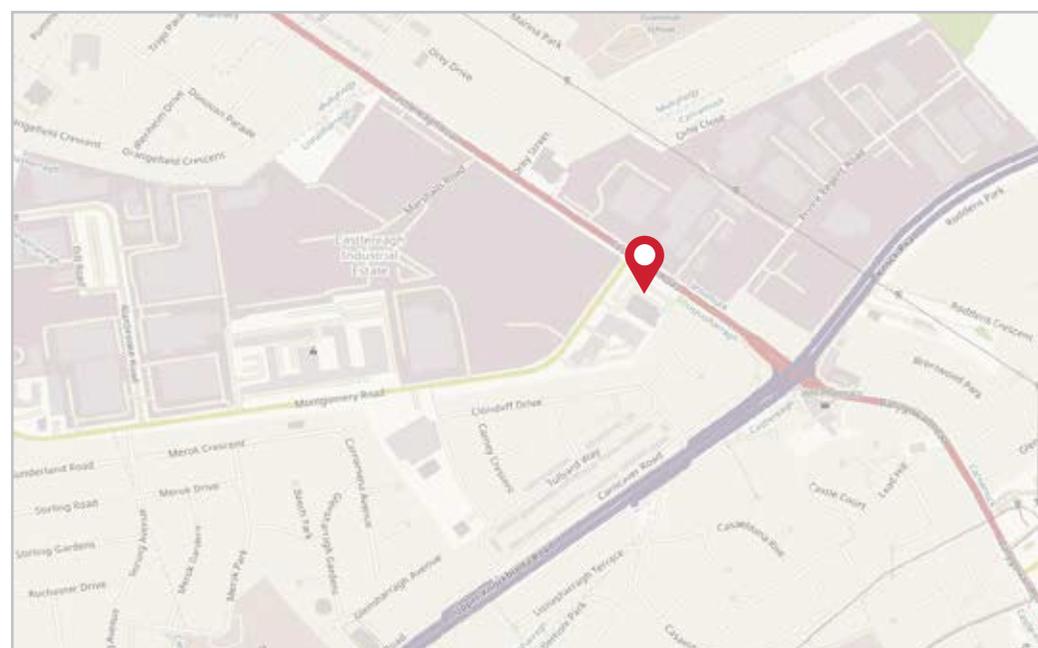
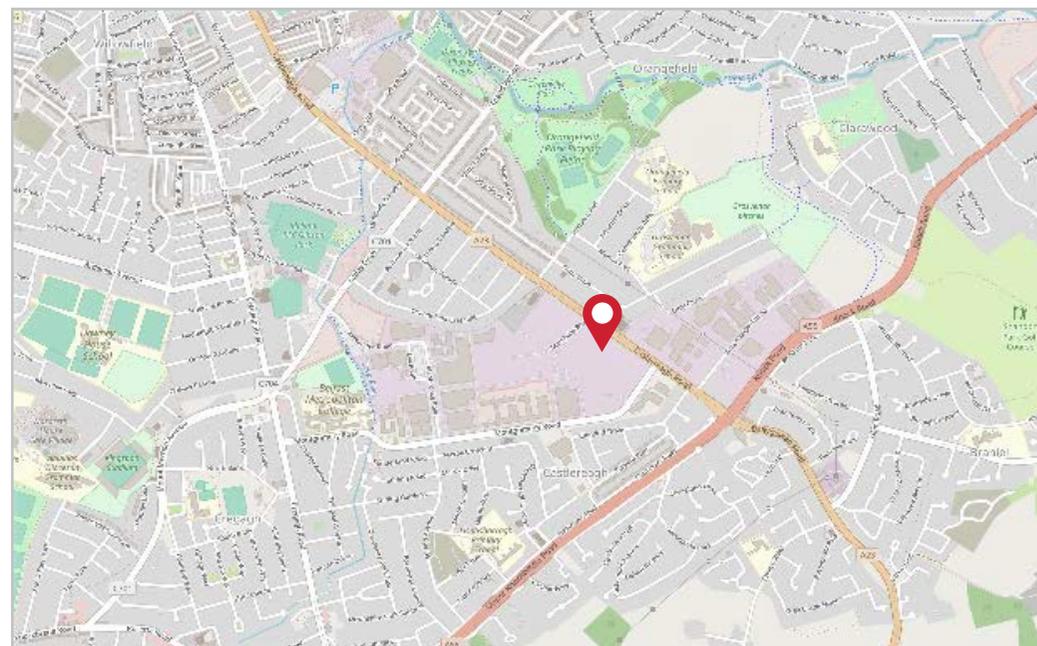
The property benefits from B4 planning consent and is capable of subdivision.

Schedule of Accommodation

Floor Area	Sq M	Sq Ft
Existing Store		
Ground Floor	1,184	12,776
Proposed Sub-division	Sq M	Sq Ft
Unit 9	435	4,682
Unit 10	316	3,403
Unit 11	312	3,357
Unit 12	316	3,403
Total	5,856	62,832

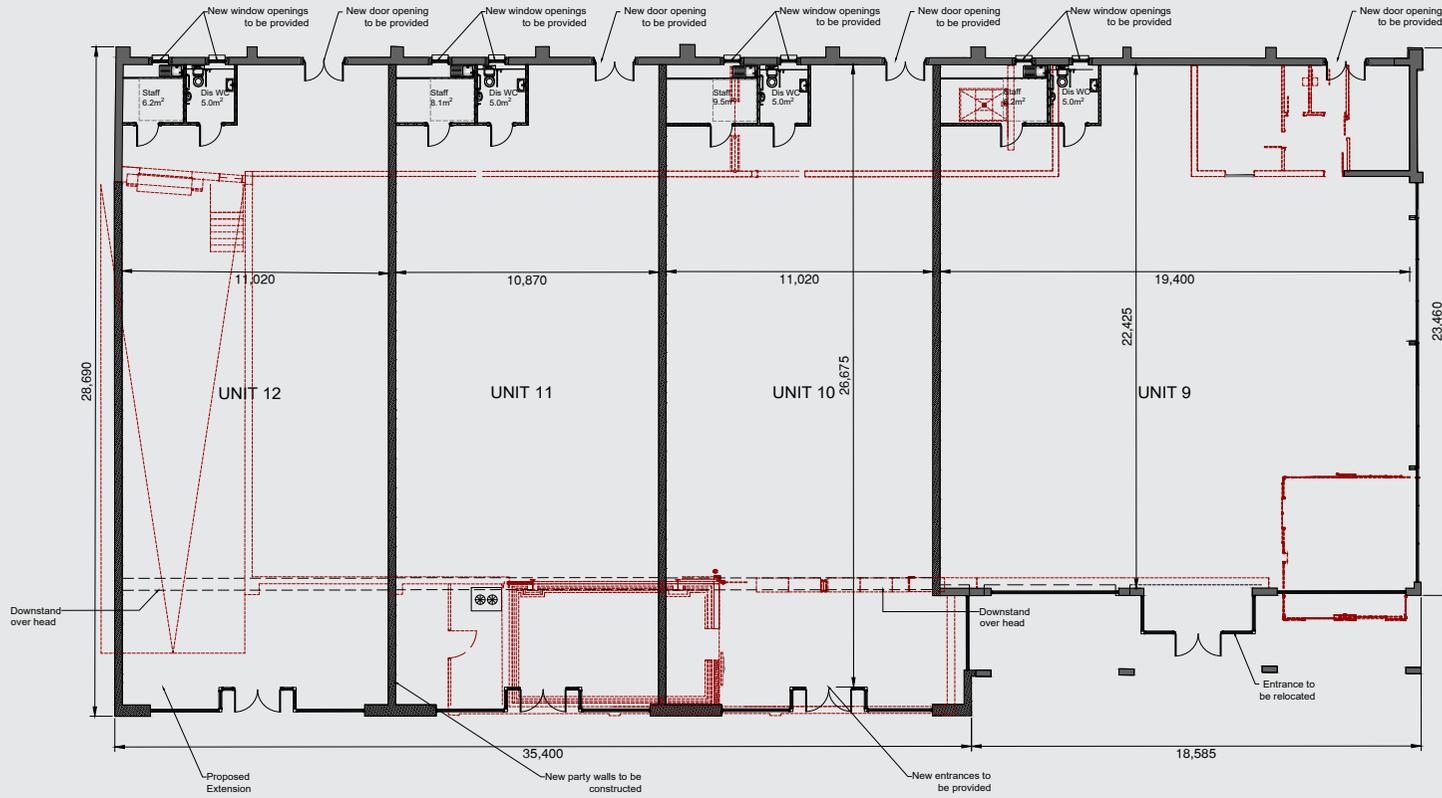
Energy Performance Certificate

The property benefits from an EPC rating of B34. A copy of the EPC certificate is available upon request.



For Indicative Purposes Only

Proposed Floor Plan for Sub-Division



Floor Plan as Proposed
Scale 1 : 100

Key

	Walls as existing to be demolished
	Walls as existing to be retained
	New walls to be constructed



Rev	Description	Date	Rev. By
B	Minor amendments	26.04.20	CR
A	Key indicated	26.03.20	AB

- NOTES:**
1. This drawing is subject to Planning Approval
 2. This drawing is subject to Building Control Approval
 3. This drawing is subject to a specific building and site survey.
 4. The copyright in this drawing remains vested with Clarmann © 2019 and cannot be reproduced without the express written approval of Clarmann.

Project Title
Re-Development of Lands at
The Junction of Castlereagh Road
& Montgomery Road, Belfast

Stage	Project No.	Draw. No.	Rev	Scale
3	L078	02-02	B	1:100

Drawing Title
Existing Lidl
Floor Plan as Proposed



Unit 1, 23 Dungannon Road, Coalisland, Co Tyrone
TEL: 02887 747900 FAX: 02887 747901
e-mail: cm@clarmann.com

Status	Date	Drawn	Checked By	Client	
Planning	Mar 20	MMG	CR	Lidl NI Limited/Heron bros	A1

Existing Site Image



Site Aerial



Lease Details

Term: By Negotiation

Rent: Please contact the agent.

Rent Review: 5 yearly.

Repairs: Tenants are responsible for internal repairs and external repairs.

Service Charge: A Service Charge will be levied to cover the cost of services such as security, estate management/maintenance of common areas, maintenance of the structure and general statutory compliance.

Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

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



Tom Donnan
07442495827
tdonnan@lsh.ie

Kyle Abernethy
07429777911
kabernethy@lsh.ie

Lisa McAteer
079 2018 8003
lisa.mcateer@cbreni.com

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