



For Sale Large Retail Building with
Redevelopment Potential STPP

118-122 Castlereagh Road, Belfast, BT5 5FS

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**FRAZER
KIDD**

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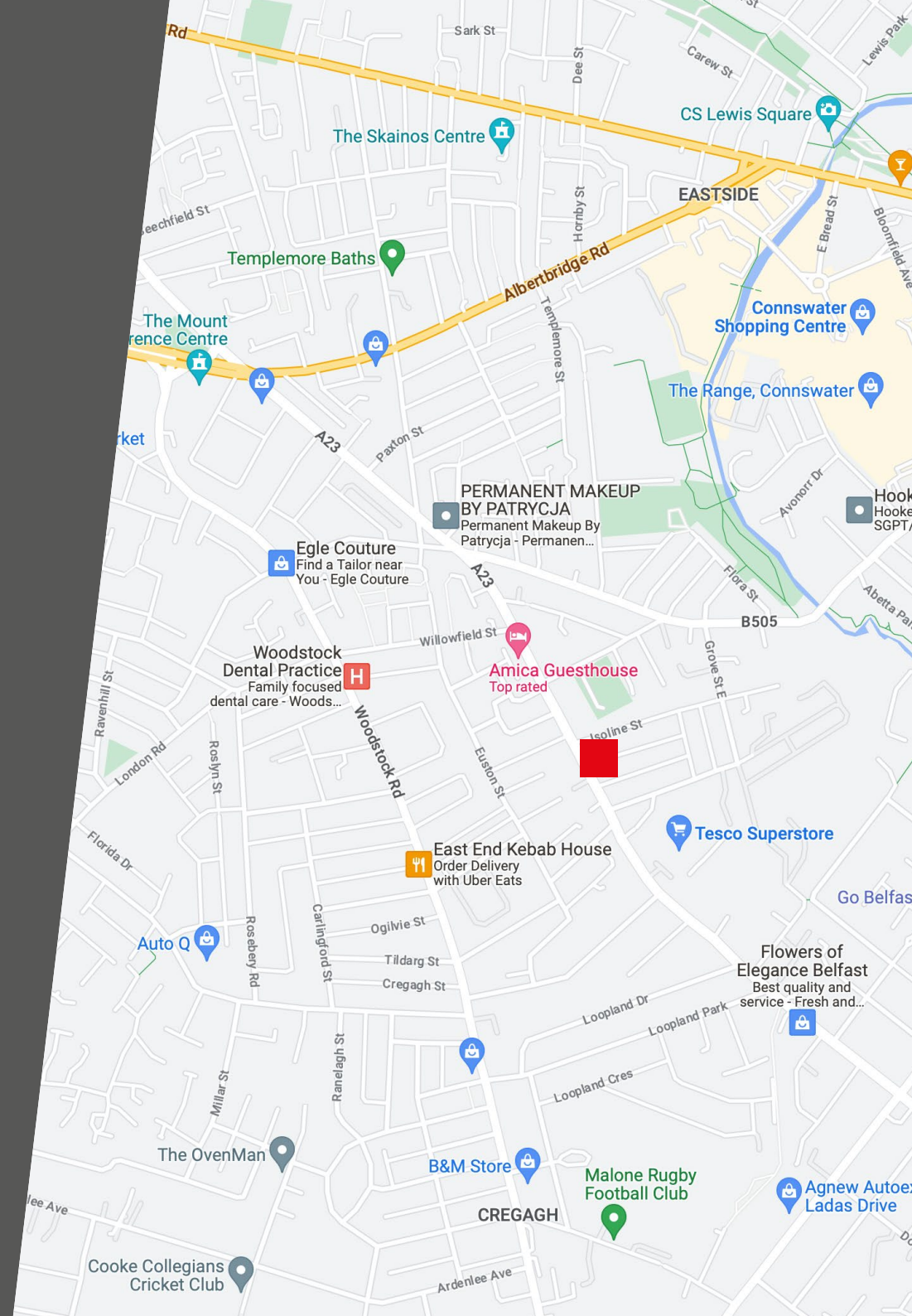
Summary

- Situated on the Castlereagh Road, East Belfast.
- Retail space with storage extending to c. 3,746 Sq Ft.
- The property provides for an opportunity to redevelop subject to planning.
- The property provides ease of access to Belfast City Centre via car and public transport routes.
- Planning application submitted for a 4 storey apartment block (8 x 2 beds).

Location

The subject development site is situated in East Belfast approximately c. 0.9 miles from Belfast City centre, fronting an extremely prominent location onto Castlereagh Road, located in close radius city bound of Tesco Supermarket. City Centre is easily accessible by public transport routes.

The immediate area is characterised by a mix of commercial uses along with high density residential housing.



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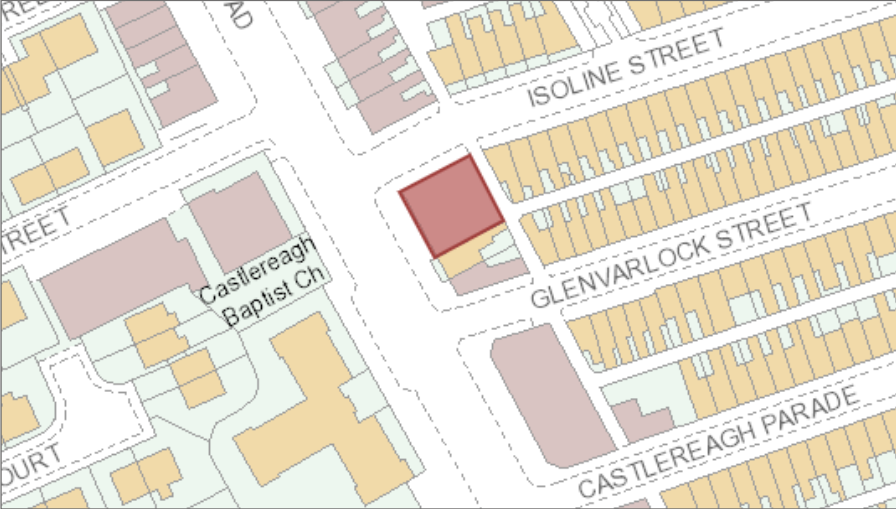
Description

The subject property comprises a 3 storey corner building. The property benefits from a ground floor retail space with upper floor storage areas. The property may be suitable for a variety of uses subject to any relevant planning permissions.

Planning

A planning application has been submitted for the demolition of the current building for an apartment scheme.

- Planning Ref: LA04/2022/2319/F
- Description of Proposal: Demolition of existing property and redevelopment of site with 4 storey apt block comprising 8No 2 Bed Apartments
- Date of Application: 16th December 2022
- Status: Under Consideration



Not To Scale. For indicative purposes only.



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Accommodation

We have been informed that the approximate gross internal areas are as follows:

Floor	Sq. M	Sq. Ft
Retail	1,507	140
GF Store	710	66
1st Floor Store	1152	107
2nd Floor Store	377	35
Total Approximate Gross Internal Area:	3,746	348

Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £250,000.

Rates

NAV: £14,100

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £8,068.32 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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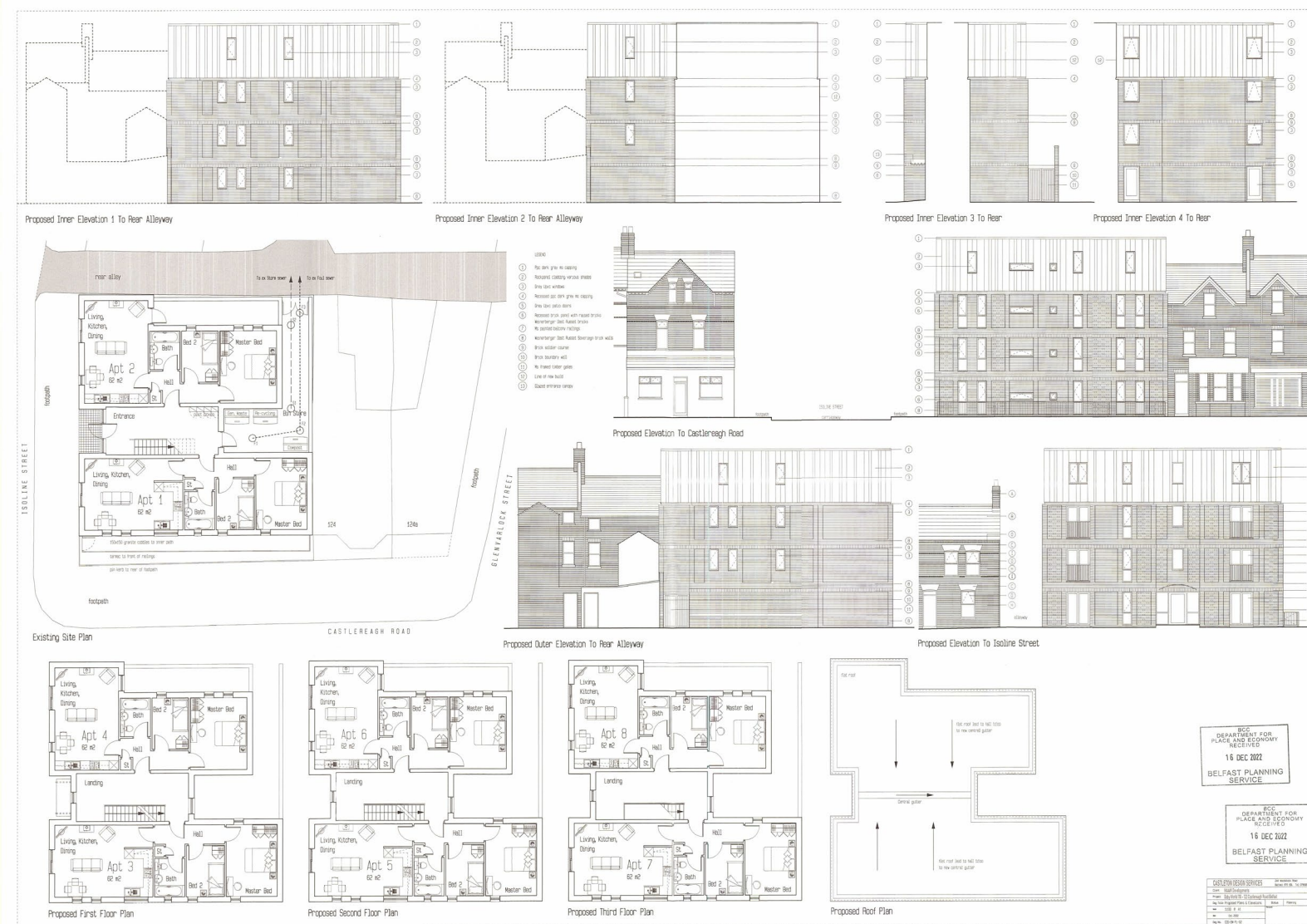
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Existing floor plans & elevations
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DEPARTMENT FOR PLACES AND ECONOMY RECEIVED 16 DEC 2022 BELFAST PLANNING SERVICE

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CLIENT/DESIGNER/SURVEYOR	DATE	SCALE	BY	CHECKED	DATE

Proposed floor plans & elevations
Not To Scale. For indicative purposes only.



For further information please contact:

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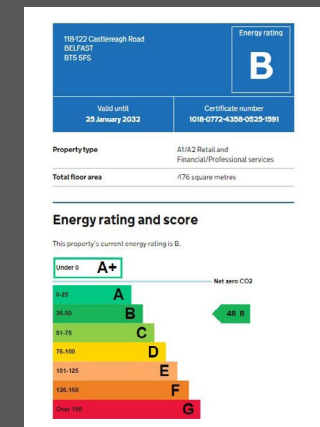
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EPC



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