



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.

Location

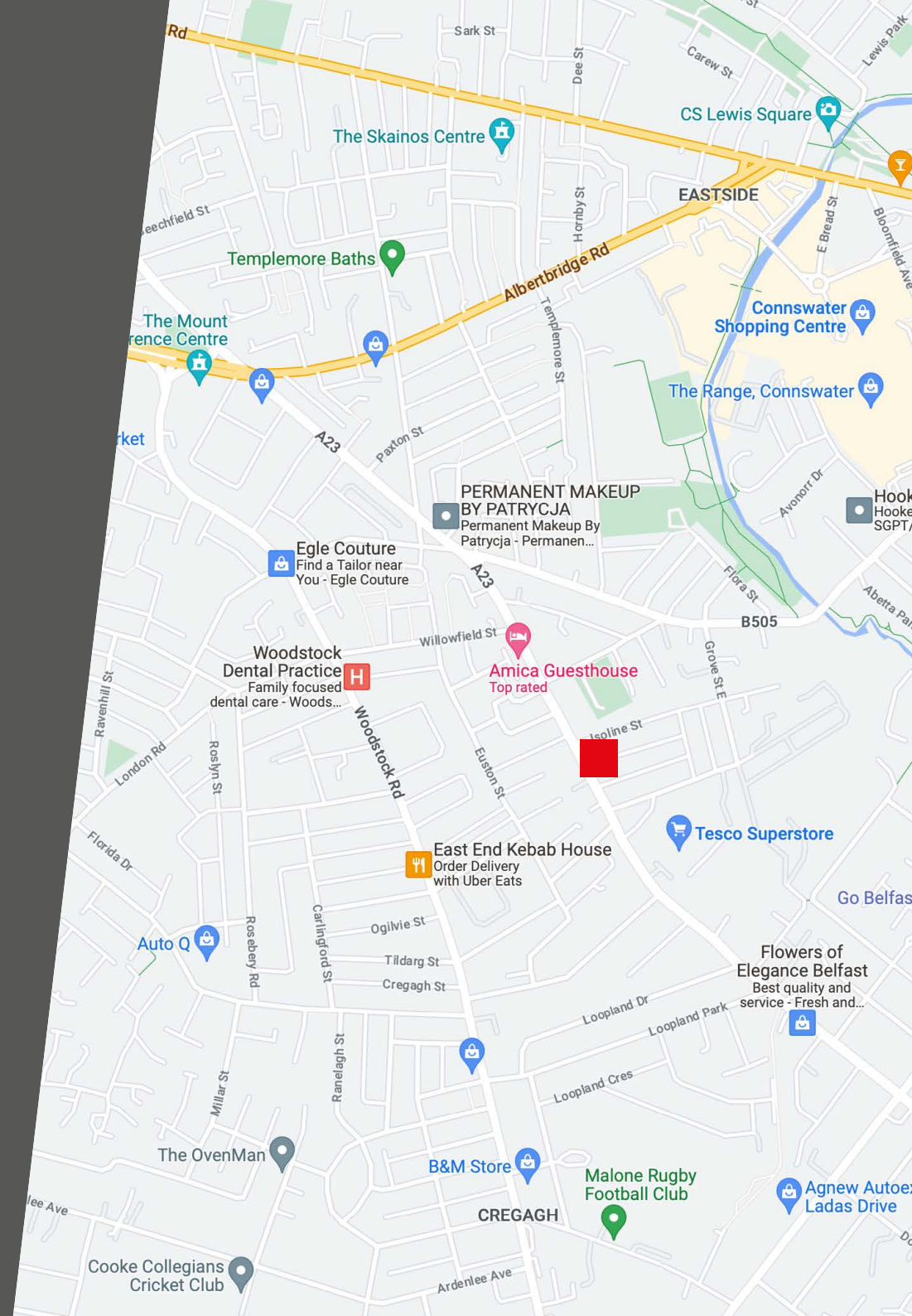
The subject development site is situated in East Belfast approximately c. 0.9 miles from Belfast City centre, fronting an extremely prominent location onto Castlereagh Road, located in close radius city bound of Tesco Supermarket. City Centre is easily accessible by public transport routes.

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

Grant

As this property has been vacant for more than 12 months, it may be eligible for a Vacant to Vibrant Grant:

<https://www.belfastcity.gov.uk/vacanttovibrant>



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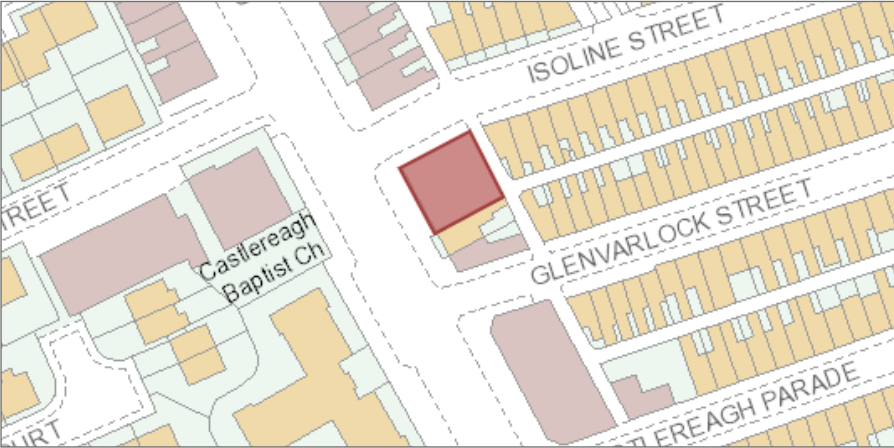
Description

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.

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



Not To Scale. For indicative purposes only.



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Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £175,000.

Rates

NAV: £14,100

Rate in £ (2024/25): £0.599632

Approx rates payable (2024/25): £8,451

*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



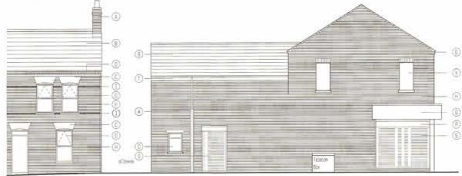
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Existing Elevation To Castlereagh Road

Existing Elevation To Rear Alleyway

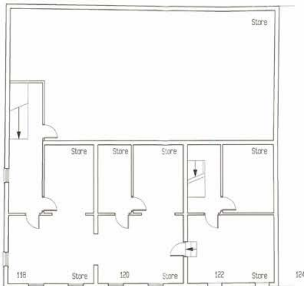


Existing Elevation To Isoline Street

- LEGEND
- ① Red brick chimney with white mortar
 - ② Slate roof covering
 - ③ Painted brick header
 - ④ White brick window
 - ⑤ Blue painted gutter
 - ⑥ Red painted timber fascia
 - ⑦ Painted brick cornice
 - ⑧ Red brick external walls
 - ⑨ Red brick internal walls
 - ⑩ White brick window
 - ⑪ Painted brick header
 - ⑫ Red brick window
 - ⑬ Red brick external walls
 - ⑭ Red brick internal walls
 - ⑮ White brick window
 - ⑯ Red brick header
 - ⑰ Red brick window
 - ⑱ Red brick external walls
 - ⑲ Red brick internal walls
 - ⑳ Slate roof covering
 - ㉑ White brick chimney
 - ㉒ Slate roof covering
 - ㉓ Painted brick header
 - ㉔ White brick window
 - ㉕ Blue painted gutter
 - ㉖ Red painted timber fascia
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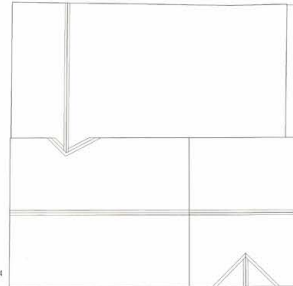
CASTLEREAGH ROAD
Existing Site & G. Floor Plan



Existing 1st. Floor Plan



Existing 2nd. Floor Plan



Existing Roof Plan

Existing Floor Plans & Elevations
Not To Scale.

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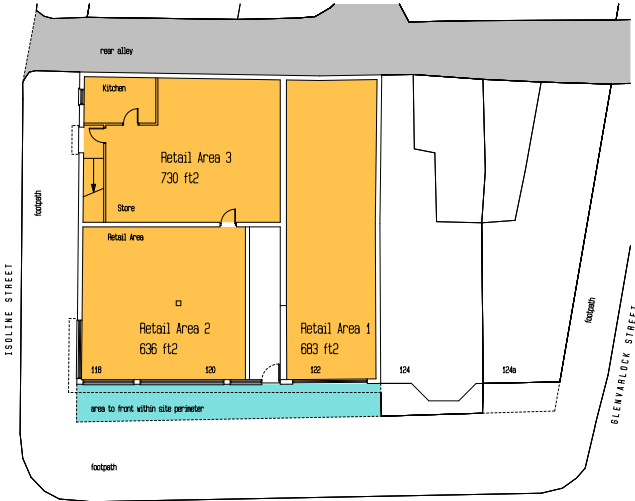
Existing Elevation To Castlereagh Road

Existing Elevation To Rear Alleyway

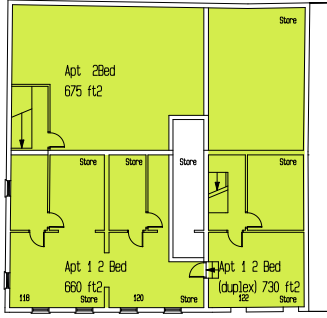


Existing Elevation To Isoline Street

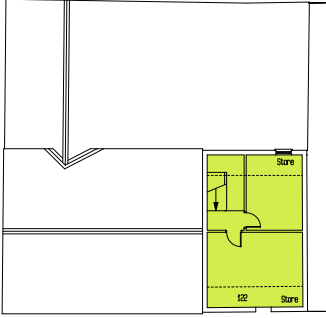
- LEGEND**
- ⊙ Red brick chimney with metal courses
 - ⊙ Slate roof covering
 - ⊙ Painted cast iron
 - ⊙ White lime window
 - ⊙ Black painted gutter
 - ⊙ Red brick chimney with metal courses
 - ⊙ Projecting brick course
 - ⊙ Red brick external walls
 - ⊙ Decorative brick detail course
 - ⊙ Flashed glass roof
 - ⊙ Painted timber window
 - ⊙ Painted external walls
 - ⊙ White lime window
 - ⊙ Painted cast iron
 - ⊙ Red brick chimney
 - ⊙ Painted timber window covering
 - ⊙ Red brick chimney with metal courses
 - ⊙ Projecting brick course
 - ⊙ Red brick external walls
 - ⊙ Decorative brick detail course
 - ⊙ Flashed glass roof
 - ⊙ Painted timber window
 - ⊙ Painted external walls



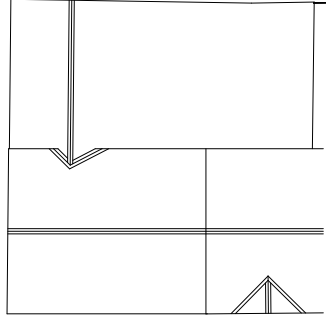
CASTLEREAGH ROAD
Existing Site & G. Floor Plan



Existing 1st. Floor Plan



Existing 2nd. Floor Plan



Existing Roof Plan

New Possible Scheme
Subject to planning. Not To Scale.



For further information please contact:

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