

Pharmacy
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'A' TOWN MEATS
WHOLESALE FAMILY BUTCHERS
TEL: 9061 4015
RETAIL

MASON'S
SANDWICH & COFFEE BAR

PAPERMILL



For Sale Commercial Investment
168 Andersonstown Road, Belfast BT11 9BZ



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028 90 500 100

SUMMARY

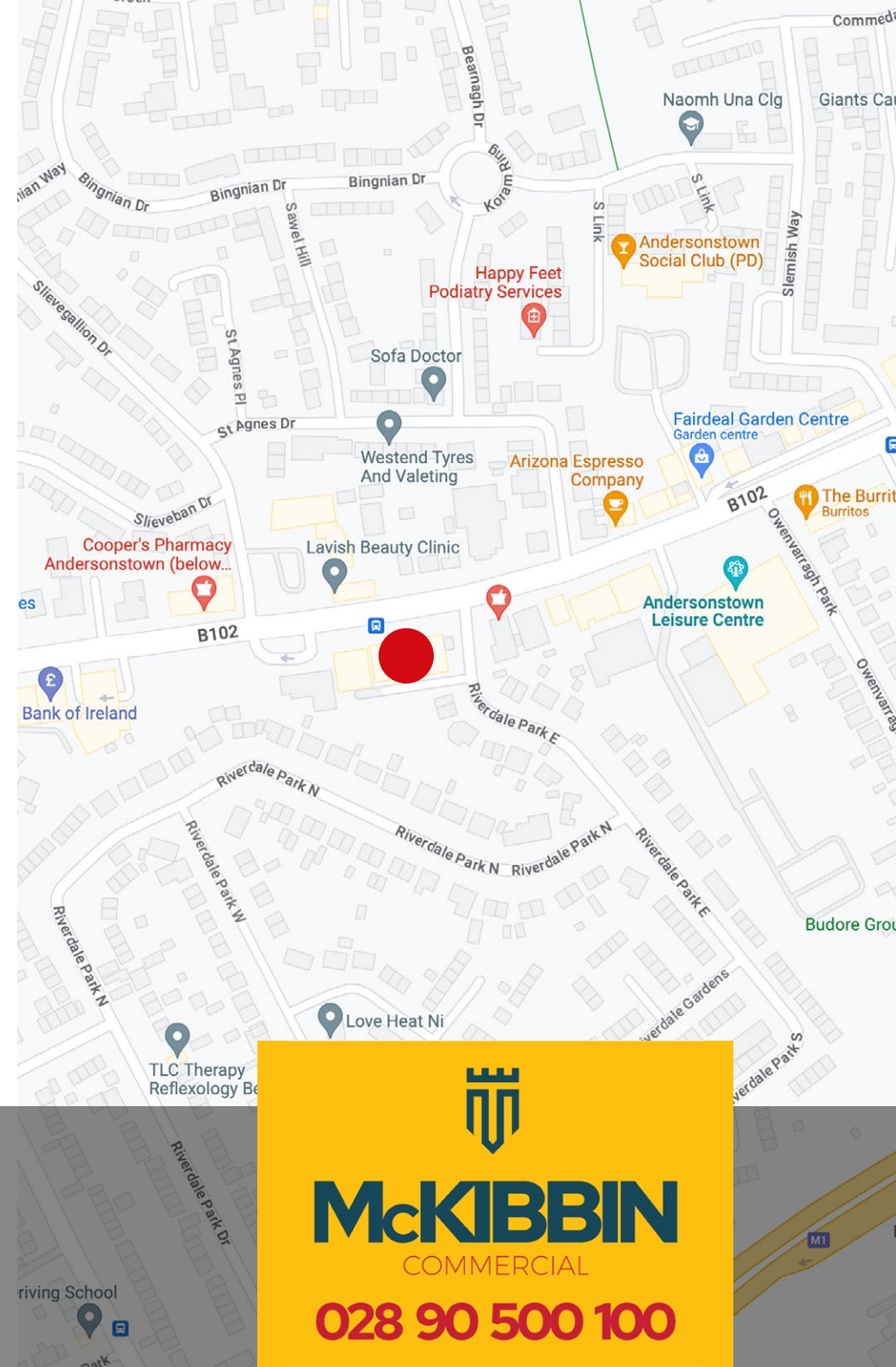
- Fantastic Retail Investment for sale.
- Let until September 2028.
- Prominent located within West Belfast.

LOCATION

- The subject unit is situated in the Riverdale area of Andersonstown in a prominent trading position fronting the Andersonstown Road.
- Layby customer car parking to the front elevation.
- Excellent opportunity to own in the hub of Andersonstown with a surrounding resident population of c. 95,000 people. Andersonstown is close to the M1 junction which serves to link to Belfast City Centre, Dublin and the west of the Province.
- Other occupiers in the parade include Coopers Pharmacy, Day Today - The Sweet Spot, Mason's Sandwich & Coffee Bar and Raffos.

DESCRIPTION

- The unit is currently occupied by Andersonstown Meats, a butcher shop.
- The unit is finished with a glass frontage and serviced by an electric roller shutter. The internal sales area has suspended LED lighting, tiled walls and a mixture of wooden and tiled flooring.
- The vendor owns the original retail unit with an internal frontage of c.15ft and an internal depth of c.33ft. The former tenant acquired the upper floor of a rear basement unit and incorporated this into the retail unit. The current tenant acquired the former tenant's interest in the rear premises. The occupational lease only relates to the front portion of the shop.



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ACCOMMODATION

Ground Floor Retail	Sq M	Sq Ft
Sales Area	45.96	495
Total (Ground Floor)	45.96	495

LEASE DETAILS

Tenant:	Andersonstown Meats
Term:	10 years from 1st October 2018
Rent:	£15,500 per annum
Rent Review:	1st October 2026
Repairs & Insurance:	Effective FRI

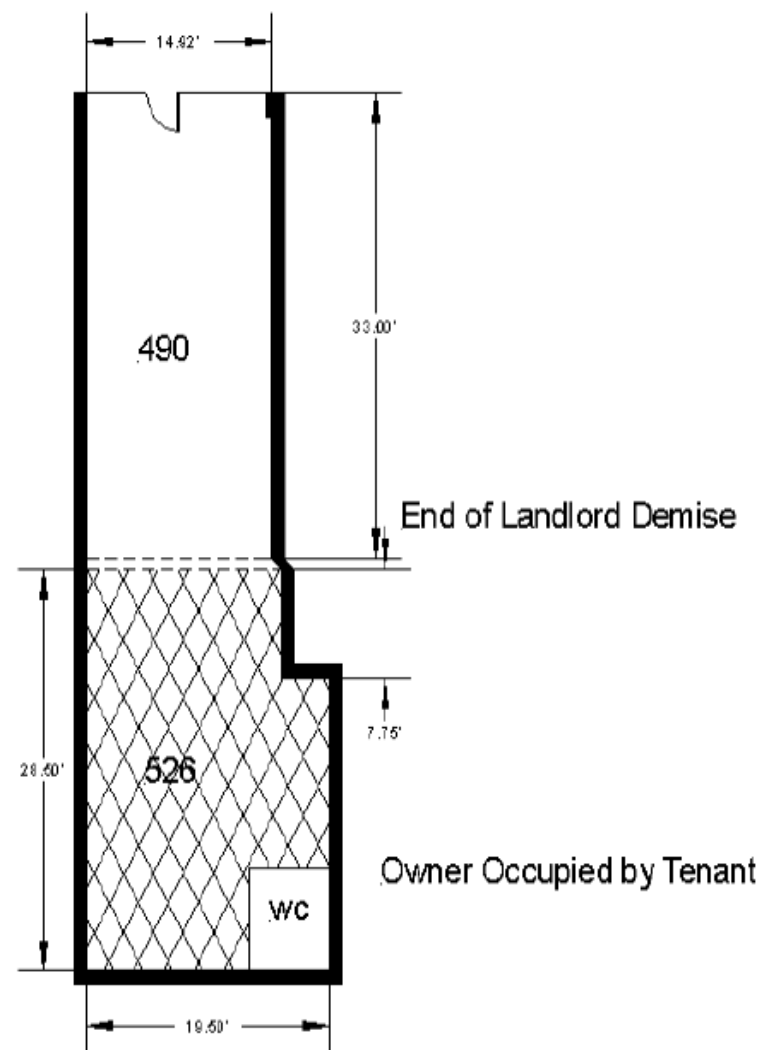
RATES

NAV:	£14,700
Rate in £ 2023/24:	0.572221
Rates payable 2023/24:	£6,279.32 (including SBRR)

Prospective purchasers to make own enquiries with LPS.

SALES DETAILS

Title:	Assumed Freehold or Long Leasehold, subject to a nominal ground rent.
Price:	Offers in excess of £180,000 exclusive.
VAT:	All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk



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