



**For Sale Commercial Units with
Redevelopment Potential (STPP)**

32-46 Castlereagh Road, BT5 5FP



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COMMERCIAL

028 90 500 100

SUMMARY

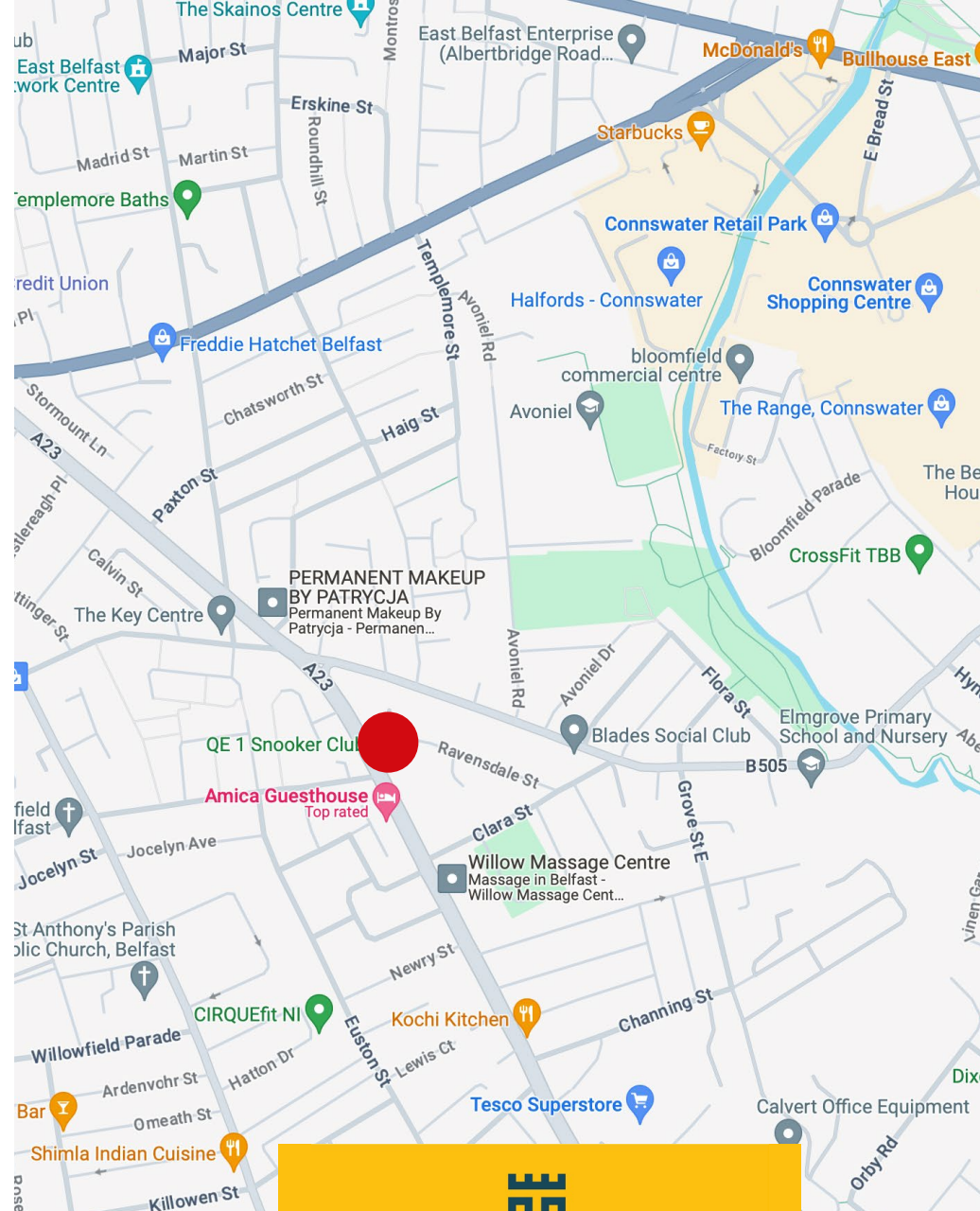
- Substantial building totalling 15,276 sq. ft over ground, first and second floors.
- Ground Floor Café and Retail Unit with first and second floor Snooker Club
- Fantastic redevelopment potential subject to planning

LOCATION

- The subject site occupies a high profile location on the Castlereagh Road
- The Castlereagh Road is one of Belfast's principal arterial routes thus benefitting from a substantial daily traffic flow. There are also a large number of residential properties within walking distance of the subject premises.
- Local occupiers also include Russells Convenience Store, A McLean Bookmakers, Willowfield Surgery and Aunt Sandra's.

DESCRIPTION

- The subject comprises a total site area of approximately 0.27 acres with c. 15,276 sq ft of accommodation.
- Ground Floor Units 1-3 comprises a café of approximately 1,778 sq ft of open plan servery, seating and kitchen space
- Ground Floor Units 4-6 comprises approximately 3,464 sq ft of retail space currently occupied as a convenience store & post office.
- The first and second floors comprise of approximately 10,034 sq ft of open plan snooker halls
- Potential to split into multiple retail units or redevelop the site, subject to the necessary approvals.



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TENANT DETAILS

Unit	Trading As	Floor Area Sq Ft	Current Rent PA	Lease Start	Lease End	Notes
Ground Floor Units 1-3	Corner Cafe	c. 1,778	£12,000	01/06/22	31/05/25	Tenant has vacated and ceased paying rent
Units 4 – 6	Massey's Nearby & Post Office	c. 3,464	£24,000	01/11/19	31/10/28	Rent Review / Break clause on 1.11.25
First and Second Floors	QE1 Snooker Club	c. 10,034				Terms to be agreed.

Note: A copy of the leases are available on request to the agent.

TITLE

The property is held Freehold or Long Leasehold, subject to a nominal ground rent.

SALE DETAILS

Offers in the region of £625,000 exclusive.

VAT

The premises is not registered for VAT.

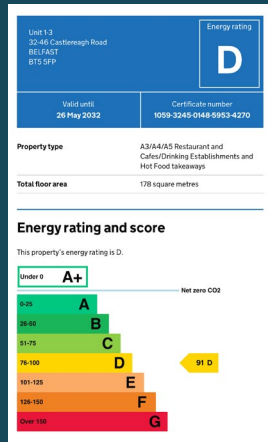


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EPC



CONTACT

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Not To Scale. For indicative purposes only.



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