

FOR SALE - COMMERCIAL INVESTMENT

8 BLACKSTAFF ROAD, BELFAST, BT11 9DP

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- The property benefits from a gross rental income of £60,000 pa
- Let to Tesco Distribution Limited expiring 20th November 2028
- 1.65 acre hard standing

Location

Located on Blackstaff Road, just off Blackstaff Way the subject property offers the ideal business location, situated c. 2 miles from Belfast city centre and benefitting from easy access to the province's motorway network at Junction 2 of the M1 (Kennedy Way/Stockman's Lane). The M1 motorway allows for a 15-minute drive time to Lisburn and less than 2 hours to Dublin. Both Belfast City Airport and Port are located approximately 10 minutes from the subject property.

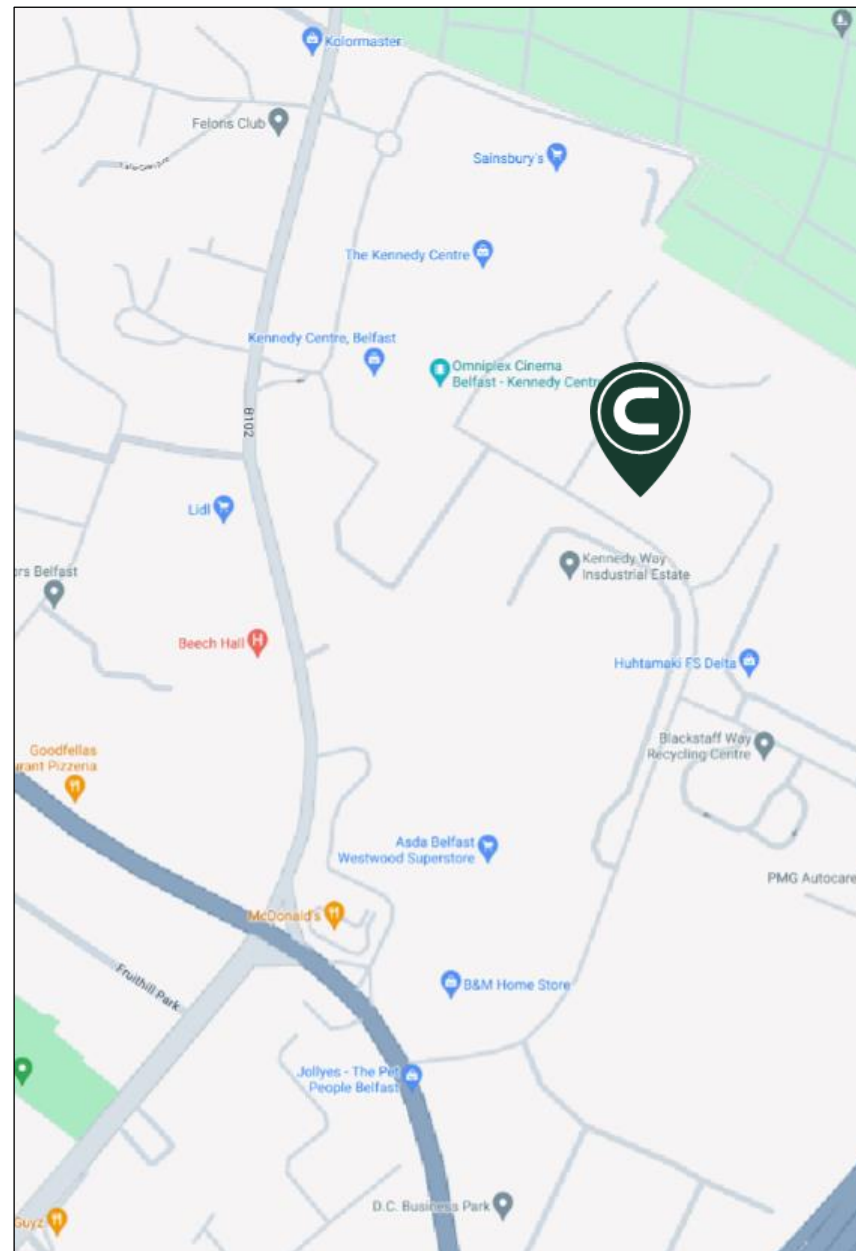
The property is approximately 1 mile from Boucher Road, one of Northern Ireland's premier commercial locations. Neighbouring occupiers include the Kennedy Business Park development, M1 Bathrooms, Huhtamaki FS Delta, Murdock Builders Merchants, KPR Mechanical and Creative Print.

Description

The subject yard is level and rectangular in shape and extends to approximately 1.65 acres.

The yard space benefits from concrete hard standing with palisade fencing around the entire perimeter.

The site is currently let to Tesco Distribution on a 5-year lease from the 21st of November 2023.



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Accommodation

Area	
1.65 Acres	0.66 Ha

Tenancy Details

The unit is currently let to Tesco Distribution Limited from the 21st of November 2023 on a 5-year term with a passing rent of £60,000 per annum.

The lease is subject to a break clause on 21st of November 2026, subject to 6 months prior written notice.

Tenure

Assumed freehold or long leasehold subject to a nominal ground rent.

Sale Price

We are seeking offers in the region of £700,000 exclusive of VAT.

VAT

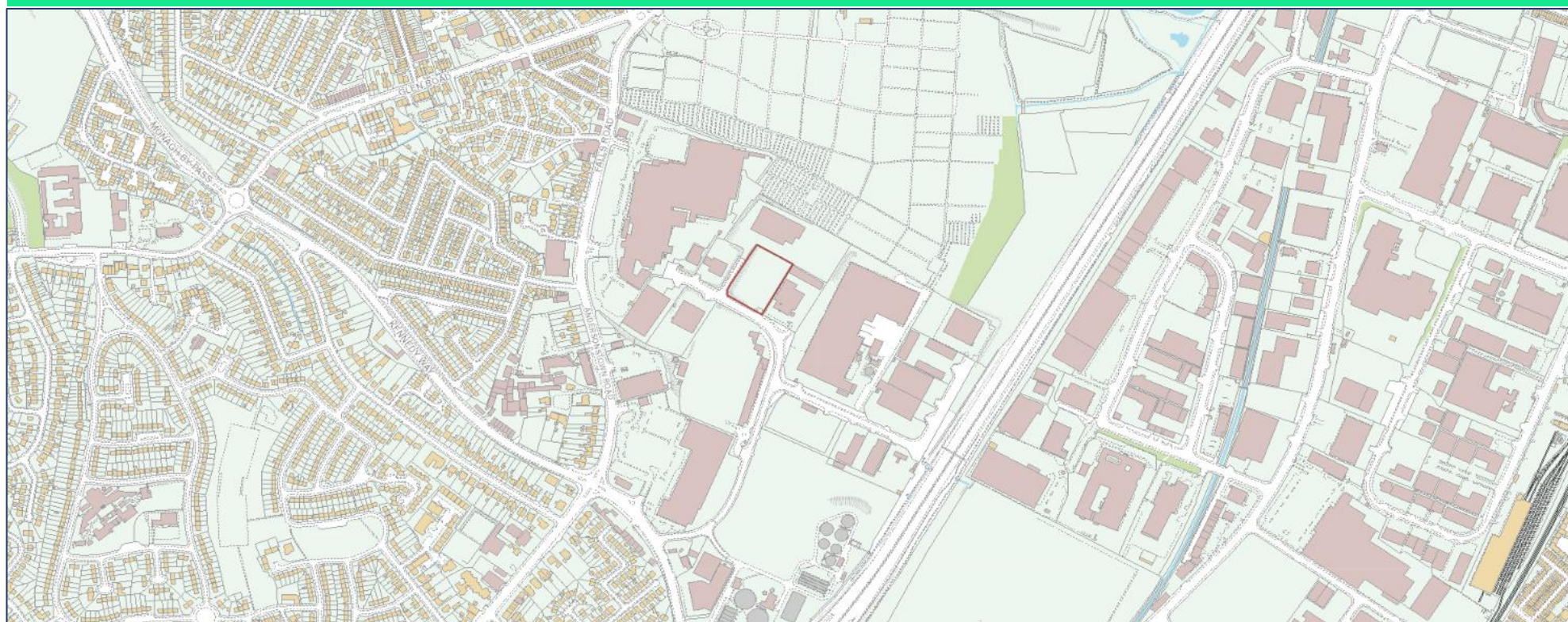
All prices are quoted exclusive of VAT, which may be payable.



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