



For Sale Warehouse / Trade Counter

Unit 8, 26 Stockmans Way, Belfast, BT9 7ET



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028 90 500 100

SUMMARY

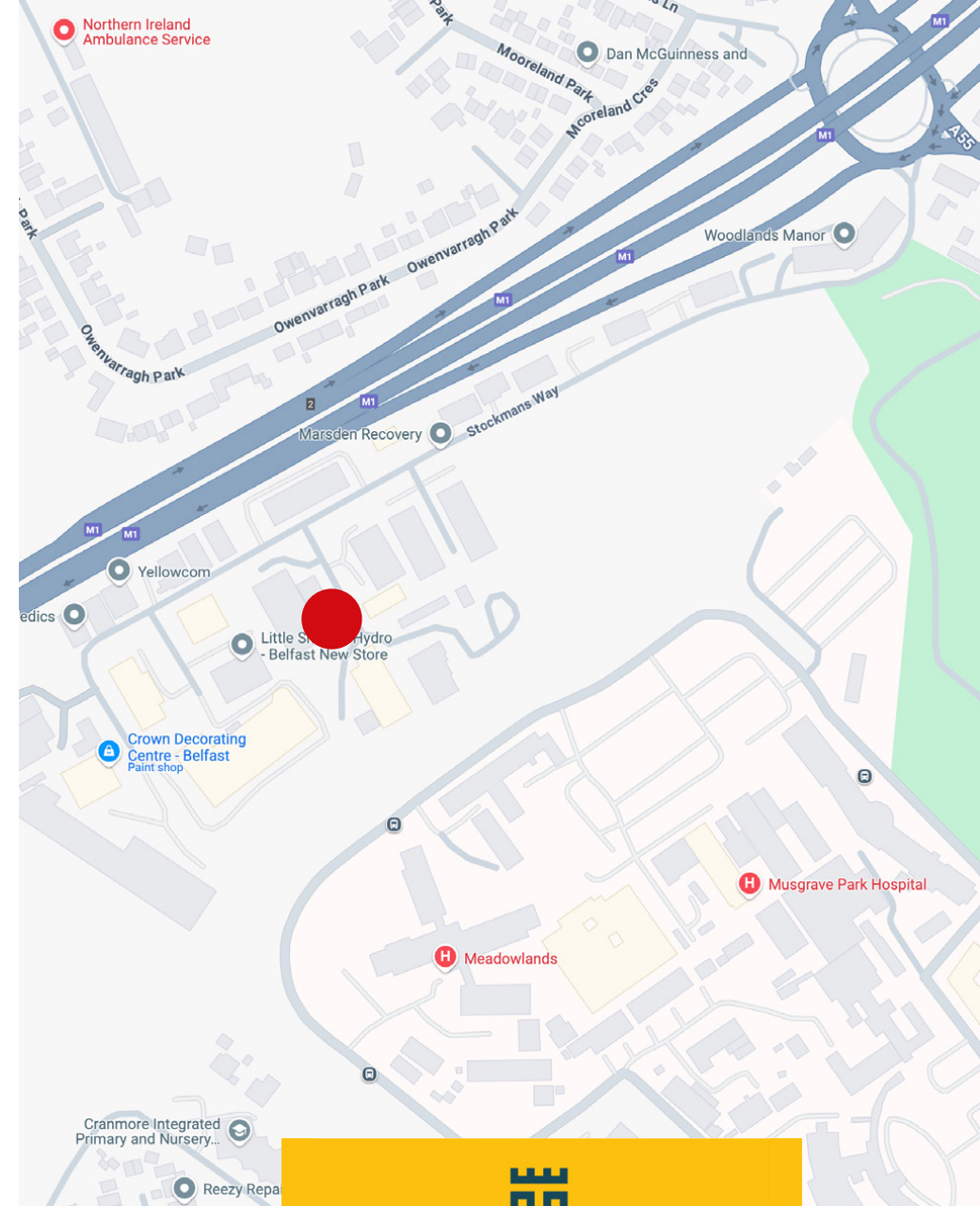
- Warehouse / trade counter unit located just off the M1.
- Suitable for a range of uses, subject to planning.
- Access via communal yard

DESCRIPTION

- The subject premises provides warehouse accommodation with office / trade counter space.
- The unit is currently serviced via two entrance doors and an electric roller shutter.
- Suitable for a range of uses, subject to any necessary statutory consents.

LOCATION

- Belfast is the capital of Northern Ireland and the 2nd largest city on the island of Ireland. Belfast City has an estimated population of just over 330,000 and over 650,000 contained within the wider Belfast Metropolitan Area.
- Stockmans Way is located in a popular section of South Belfast in a predominantly mixed-use commercial location comprising of industrial/warehouse and office buildings.
- The premises has excellent access onto the M1/A1 road to Dublin and also to the Westlink/M2 Motorway to the North of the province. The property further benefits from being located just 3 miles from Belfast City Centre and 6 miles to Belfast City Airport / Docks
- Local occupiers include Lagan Marine, Wilplas Upvc LTD, Bailies Coffee Roasters and Crown Decorating Centre.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Trade Counter	19.41	209
	Office 1	5.64	61
	Office 2	16.38	176
	Office 3	23.24	250
	Office 4	2.60	28
	WC		
First Floor	Office 5	5.65	61
	Office 6	13.59	146
	Office 7	14.52	156
	Office 8	13.56	146
	Office 9	18.25	196
	Kitchenette	2.95	32
	WC's		
Total Net Internal Area		135.79	1,461

RATES INFORMATION

Estimated NAV: £5,300

Rate in £ 2024/2025 = 0.599362

Therefore, Estimated Rates Payable 2024/25: £2382.46 (to include 25% SBRR)

* Interested parties should check their individual rates liability directly with Land & Property Services.

TITLE

Long Leasehold, subject to a ground rent of £TBC per annum.

PRICE

Offers in the region of £175,000, exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



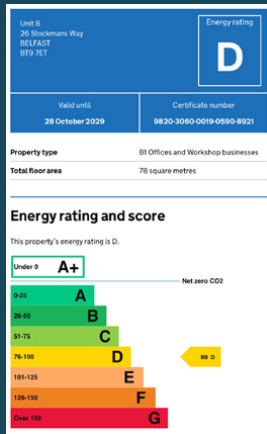
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EPC



CONTACT

For further information or to arrange a viewing contact:

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