

For Sale – Retail/Showroom (c 76,000 sq ft)

220-256 York Street, Belfast, BT15 1GZ



Modern showroom property, built c. 2002. Plus, ancillary retail building with adjoining warehousing / storage.



Generous site fronting the busy main road.



Plentiful car parking, front and side



Main building has accommodation over 3 floors



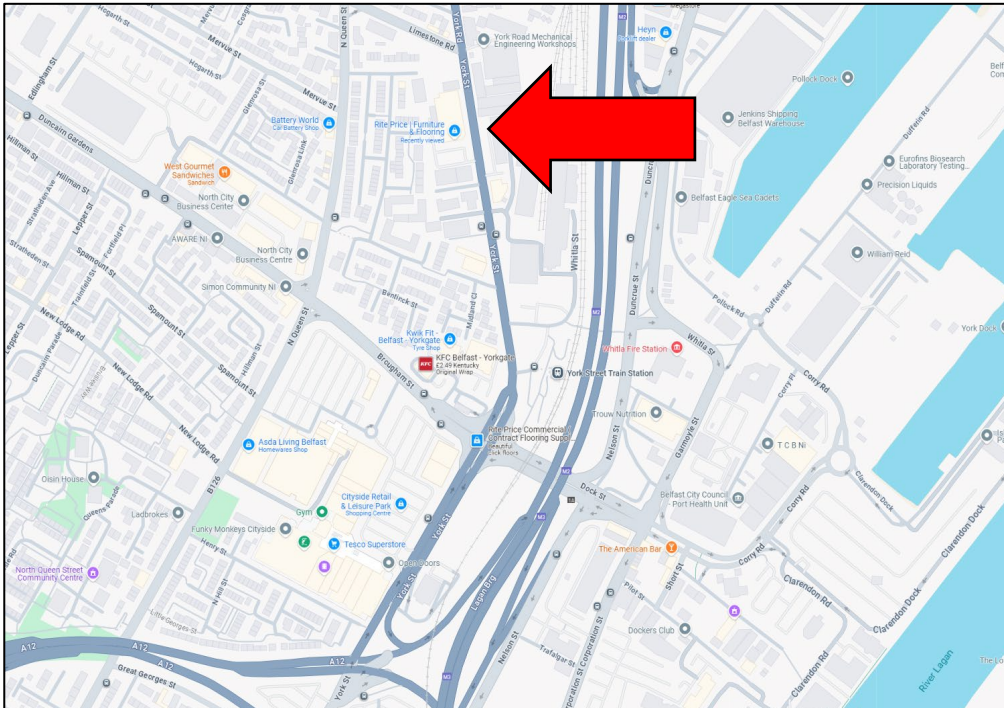
May suit a distribution hub

Location

The property is situated some 0.7 miles from Belfast City Centre, fronting York Street and bounded to the North by Limestone Road. York Street is a busy main arterial route connecting the city to the north and serving key route for both vehicles and pedestrians. The area is well served by public transport, with several bus routes passing through York street.

The property has a frontage to York street of approx. 134 metres and a site area of some 1.7 acres.

The surrounding area is a mix of high density residential and commercial units.



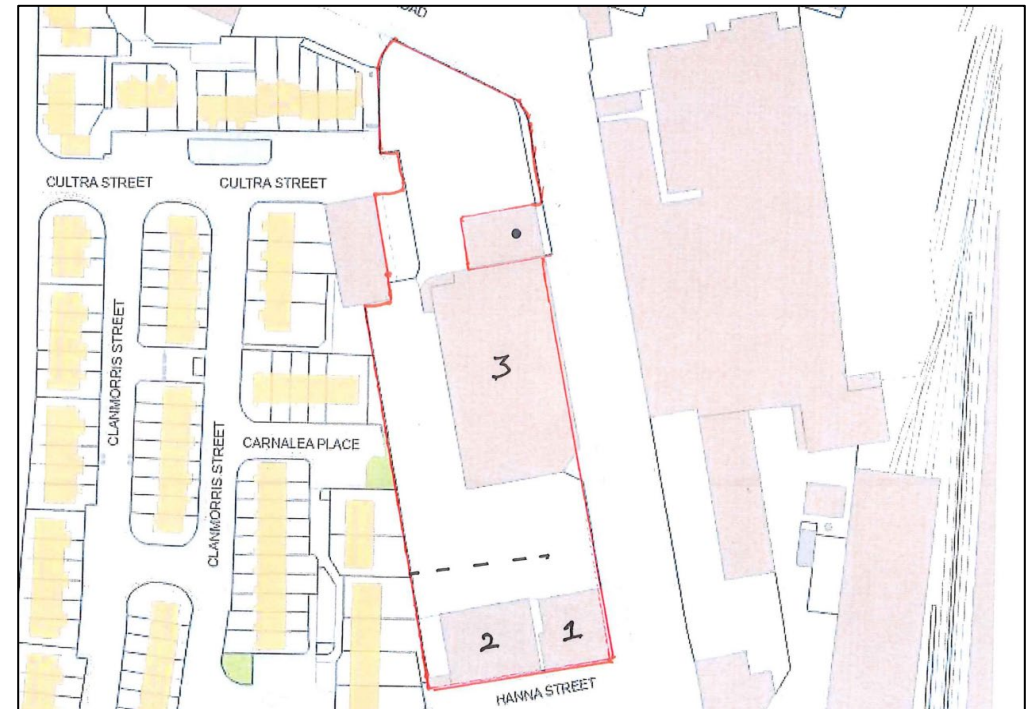
Description

The main building on the site is a modern three-storey showroom. Property constructed around 2002. This was purpose built by the occupier, Rite Price Furniture business. It is finished to a good standard and includes both a passenger lift and a goods lift. This is an outstanding building and would be equally suitable and adaptable as a warehouse / distribution hub.

The sale also includes No 220, with a two-storey retail building fronting York Street and two warehouse units with mezzanine first floor fronting onto the main car parking area. The retail building to the front is in poor condition due to lack of maintenance.

Additionally, on the roof of the modern showroom is a telephone mast let to Hutchinson 3E UK Ltd, Details of such lease is included in this brochure.

The site is well surfaced to provide extensive car parking and loading areas.



Accommodation (see location plan)

Description	Sq ft	Sq m
Showroom (3)		
Ground Floor	18,800	1,747
Mezzanines	5,567	517
First Floor	18,800	1,747
Second Floor	17,076	1587
	60,243	5,598
Retail Building (1)		
Ground Floor	3,230	300
First Floor	2,293	213
	5,523	513
Warehousing (2)		
Ground Floor	4,545	424
First Floor	5,567	428
	10,112	852
Total	75,878	6,963

Rates

As per Land and Property Services website we understand the rates payable are as follows:-

	Nav	Rates poundage 2025/26	Rates payable 2025/26
Showroom	£131,000	0.599362	£78,516
Warehouse	£18,300	0.599362	£10,968

Telephone Mast Lease

The lease of the mast / plantroom to Hutchinson 3E UK Limited expired around July 2022. They have proposed a new 10-year lease on same at a rent of £2,600 per annum.

Price:

Offers in the region of £1,750,000 invited.

Note: The vendors may consider splitting the property into 2 separate lots with the main showroom and majority of site offered at £1.5m and the retail unit and warehousing offered at £350,000.

VAT: We are advised that the property is not VAT registered.

EPC's:

Main Showroom: C66
Warehousing: D96 & D78
Retail Building: G181

Full Energy Performance Certificates are available on request.

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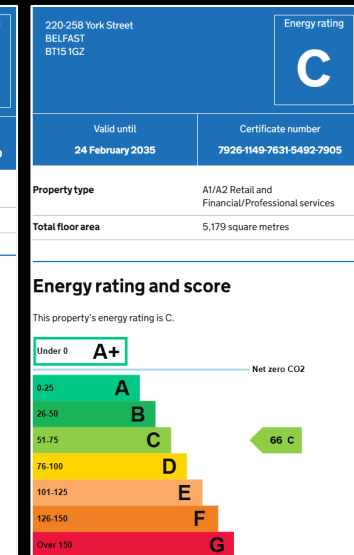
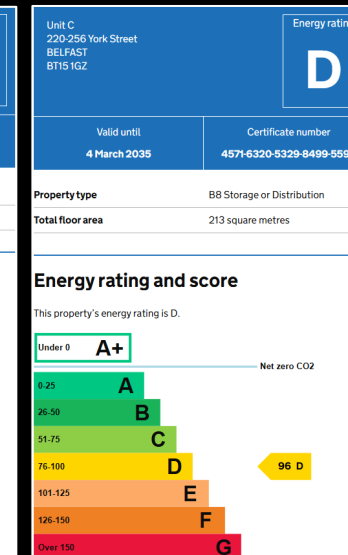
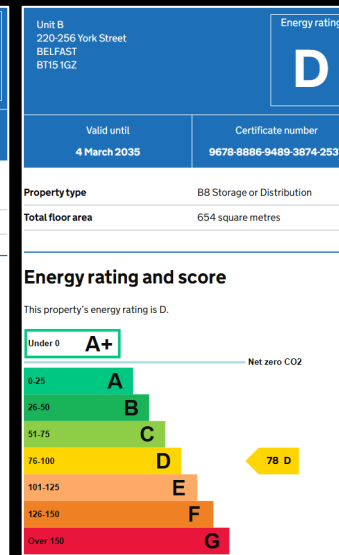
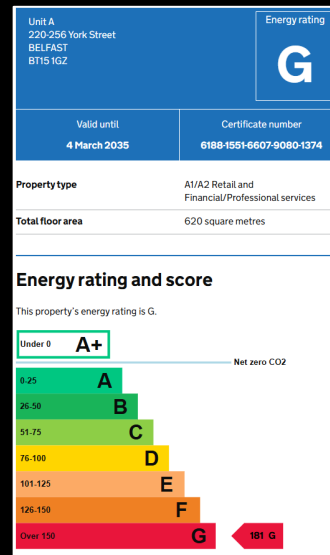
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