



For Sale / To Let

SALE PRICE

Offers invited in excess of
£550,000

Exclusive of VAT

LEASE DETAILS

£60,000pa

THE SPACE

Highly Prominent Well
Finished Showroom / Office
& Warehouse Unit with
Dedicated Car Parking

2a Apollo Road, Belfast BT12 6HP

SHOWROOM / OFFICE & WAREHOUSE

Highlights

- Accessible location 0.5 miles from Junction of M1 Motorway
- Prominent showroom, office and warehouse building
- Dedicated car parking for c. 18 vehicles
- Offers invited in excess of £550,000 exclusive

Location

- The property is situated on the Apollo Road, just off the Boucher Road c.2.1 miles south west of Belfast City Centre and less than 0.5 miles from the M1 Motorway. The Boucher Road consists of retail, warehouse, office, trade counter and car showroom uses. Occupiers in the immediate area include M&S Simply Food, Charles Hurst, Home Bargains, Lakeland, Harvey Norman, VW and Tesla.

Description

The subject provides showroom, office and warehouse accommodation, which has been sub-divided at the rear from a larger warehouse and occupies a regular shaped site with good frontage onto Apollo Road.

The property benefits from dedicated car parking for c.18 cars to the front of the property, and is accessed from the main shared estate road.

The property is of steel portal frame construction infilled with block walls and aluminium framed double glazed windows to the front elevation and enclosed with a corrugated double skin roof with uPVC sky lights.

The warehouse element is accessed via an electric roller shutter door.

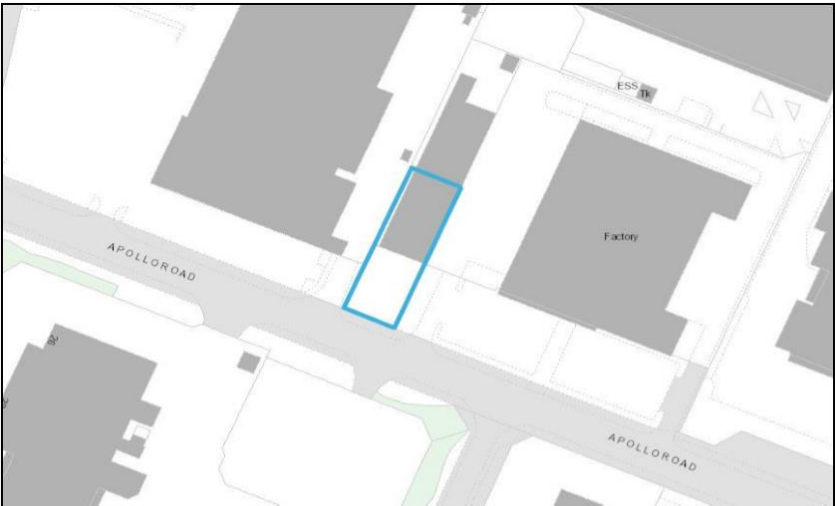
Internally the property is finished to a good standard and provides a combination of open plan and private meeting rooms across both ground and first floors.

The warehouse element of the property has a maximum eaves height of 19 feet (5.8m) with roller shutter clearance of approximately 16 feet (4.87m).

The property benefits from an intruder alarm system and heating is supplied via radiators served by a space heater and boiler unit situated in the warehouse.

The property benefits from fire doors throughout and double fire exit doors leading to the side yard.

There is a side yard laid in concrete with dedicated parking for 10 vehicles plus a loading bay.



Lease Terms

Term
A new 10-year FTI lease

Rent
£60,000 per annum exclusive

Rent Review
15-yearly upward only

Sale Price

£550,000 exclusive of VAT

Title

Freehold

VAT

VAT will be chargeable on the purchase price.

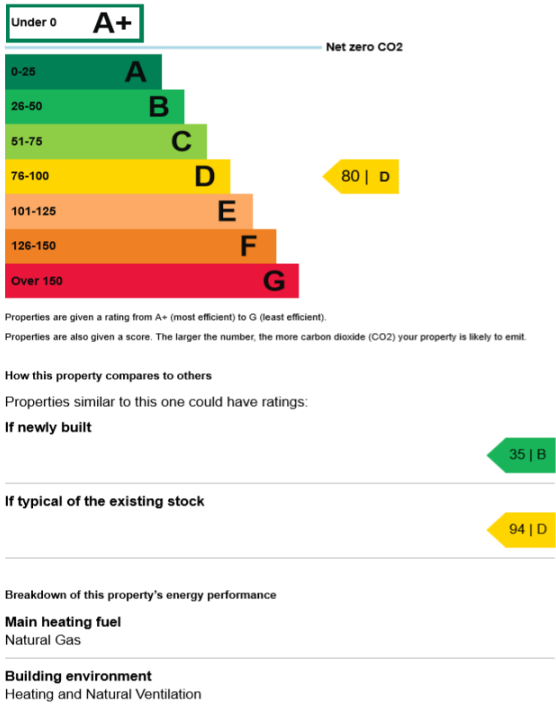
NAV

£59,500

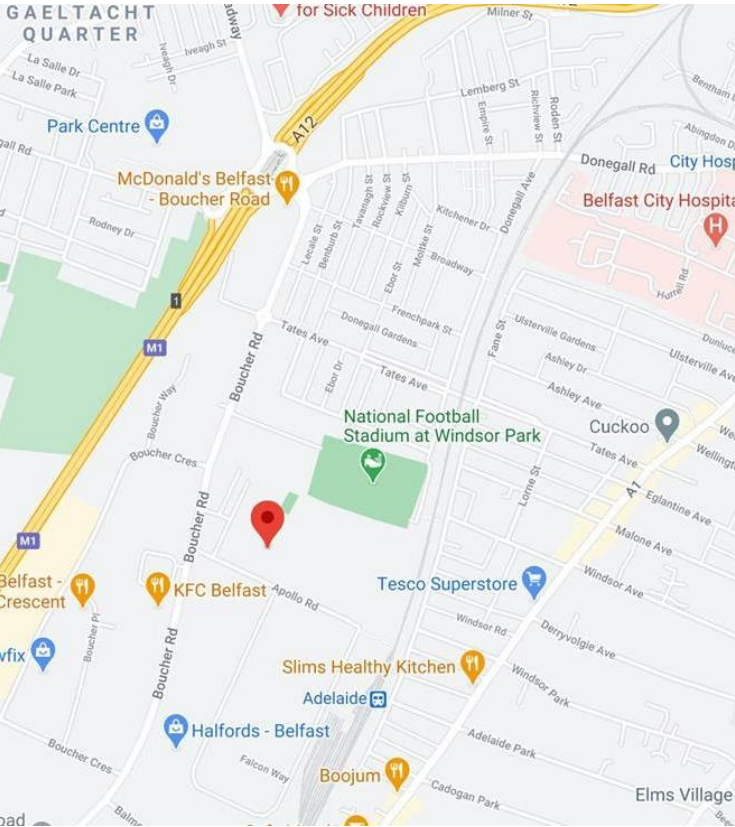


Ground Floor	Area (Sq Ft)	Area (Sq M)
Showroom	2,002	186.00
Office 1	190	17.00
Office 2	172	16.00
Office 3	148	14.00
Store 1	22	2.00
Warehouse	2,077	193.00
Store 2	48	4.50
Ground Floor	4,660	432.50
First Floor	Area (Sq Ft)	Area (Sq M)
Main Office	1,106	102.00
Therapist Room	155	14.00
Office 1	162	15.00
Office 2	350	32.50
Boardroom	324	30.00
Workroom	395	37.00
Kitchen	178	17.00
First Floor	2,670	247.50
Ground & First	Area (Sq Ft)	Area (Sq M)
Total NIA	7,330	680

EPC



Location Map



Contact

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