

RETAIL/ SHOWROOM OPPORTUNITY FOR SALE/ TO LET

AVAILABLE APRIL 2021

47 BALLYSILLAN ROAD, BELFAST, BT14 7QP



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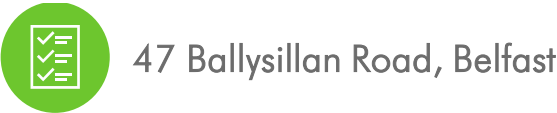


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KEY BENEFITS

- Prominent position
- On site Car Parking
- Available April 2021
- Excellent owner occupier opportunity suitable for a range of uses including retail, showroom, leisure, healthcare and offices.

LOCATION

The premises occupy a prominent site at Ballysillan Road, Belfast approximately 200m from its junction with the Crumlin Road and 3 miles North of Belfast city centre.

Ballysillan Lesiure Centre is situated on an adjacent site and Iceland, Co-op and Winemark are all within close proximity.

DESCRIPTION

Originally a purpose built Lidl store the premises extend to approximately 13,357 sq ft (1,265 sq.m) on a fully enclosed site which extends to 2.27 acres with 147 car parking spaces and servicing facilities.

The property is in excellent condition and benefits from a glazed frontage with roller shutters, suspended ceilings, lighting and ancillary accommodation.

Copy Floor plans are available upon request.

LOCATION



ACCOMMODATION

47 Ballysillan Road				
Total	13,657	Sq.ft	1,265	Sq.M

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RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £128,000 . The rate poundage for 2020/21 is £0.538166 therefore the rates payable for the current year are £68,885.25.

SALE DETAILS

Seeking Offers in the region of £675,000.

LEASE DETAILS

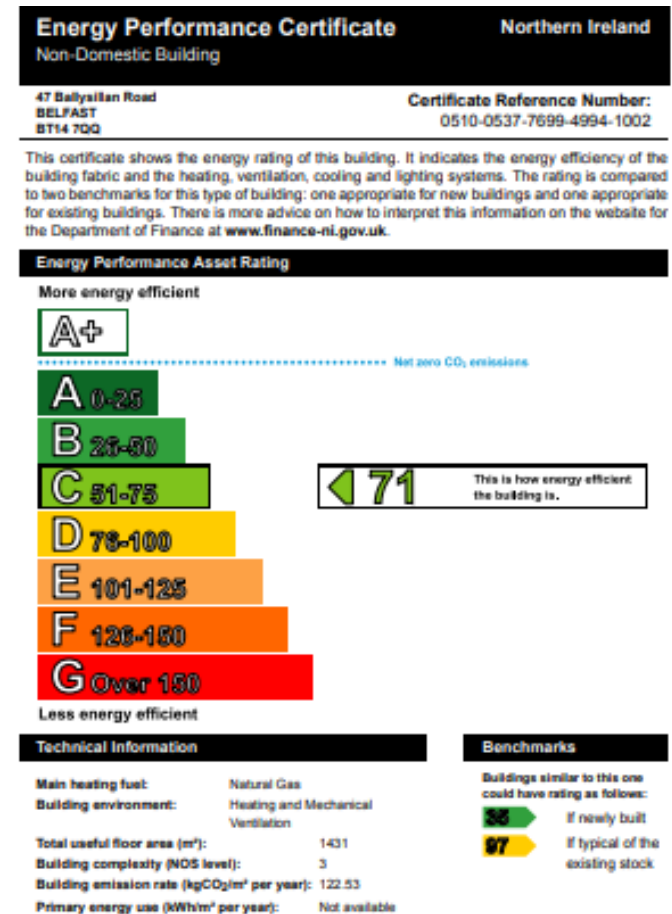
£10.00 per sq ft.

VAT

All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate.

EPC

The building has been rated as C-71 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request



CONTACT US

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