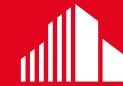


For Sale

Prominent Commercial Property
1-2 Kings Square, Kings Road, Belfast, BT5 7EA



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE



For Sale

1-2 Kings Square, Kings Road, Belfast, BT5 7EA



Property Highlights

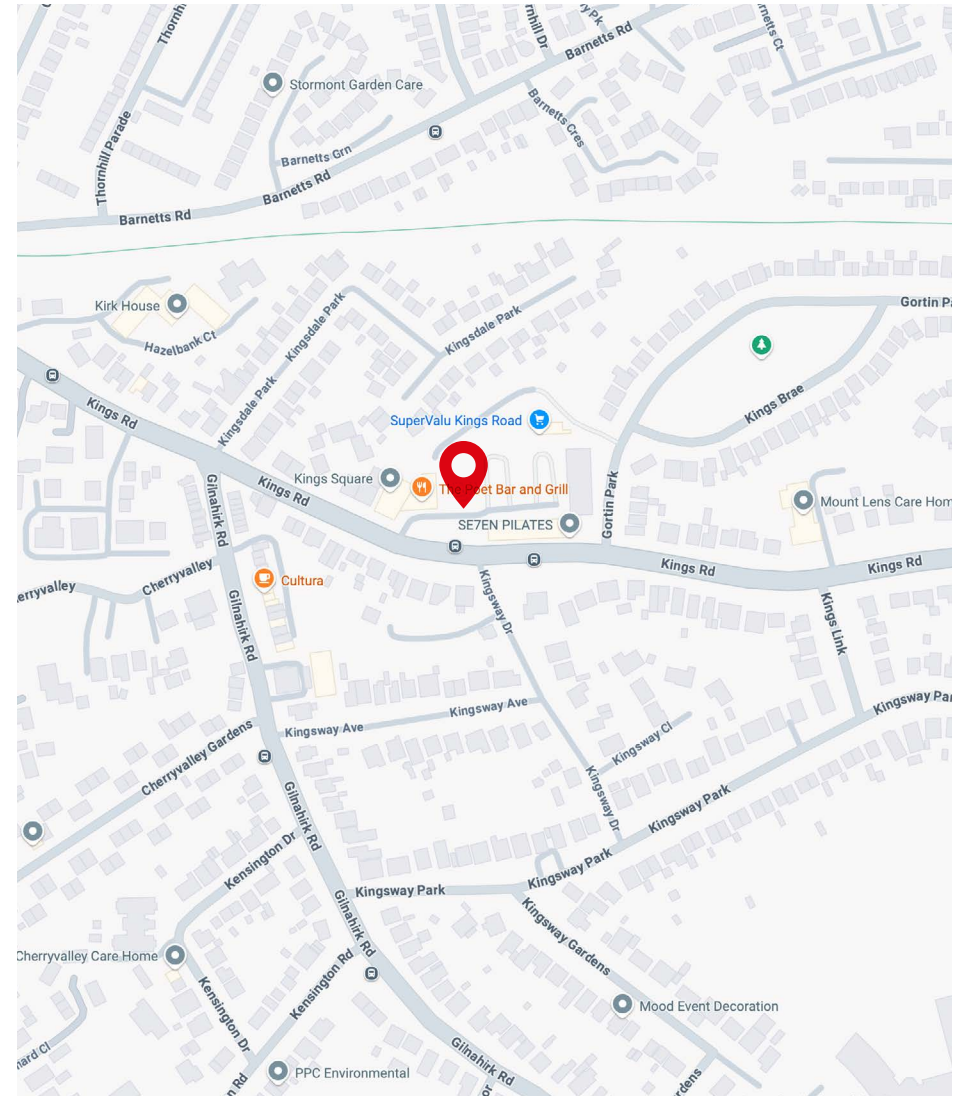
- Situated within the well established and desirable Kings Square complex.
- Former bank premises arranged over ground floor.
- Extending to approximately 2,016 Sq Ft (187.27 Sq M).
- Suitable for a variety of non-domestic uses, subject to planning permission.

Location

Kings Square is a well established and desirable neighbourhood retail scheme located on the Kings Road close to its junction with the Gilnahirk Road, an affluent and popular area of East Belfast situated approximately 4 miles from Belfast City Centre and characterised by medium density housing.

The Kings Road is an arterial thoroughfare connecting Ballyhackamore and Dundonald and is bisected by the A55 Outer Ring, benefitting from high volumes of vehicular traffic and is well served by public transport.

Kings Square comprises terraces of commercial units situated around a large common tarmac surfaced car park with the subject property occupying a high profile and visible position at the entrance of the complex. Occupiers of Kings Square include The Poet, SuperValu, MediCare, A.McLean Bookmakers, Hall & Co Eyewear, Penelope Flowers and Cherryvalley Health Centre.



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Description

End terrace single storey former bank premises of a traditional construction beneath flat roofs.

The building comprises a range of external finishes such as an aluminium framed double glazed shopfront, tile cladding interspersed with double glazed windows and facing brick.

Small external area to the rear of the property, off which, is a common tarmac surfaced service yard.

The premises, which have DDA compliant access, are configured to provide a banking hall, open plan office, several private offices, kitchen, WC facilities and a vault.

Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted and suspended ceilings.
- Range of recessed and surface mounted ceiling and wall lighting.
- Carpet and vinyl floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and electric wall mounted radiators.



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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	2,016	187.27
Total	2,016	187.27

Title

We understand that the property is held Long Leasehold, subject to a nominal ground rent.

Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the property is £21,400 resulting in rates payable for 2025/26 of approximately £12,826 (excluding any reliefs that may be applicable).

All prospective purchasers should make their own enquiries with LPS.

Service Charge & Insurance

Levied by the Landlord in respect of the common areas and parts of the scheme.

Service Charge approximately £1,750 pax.

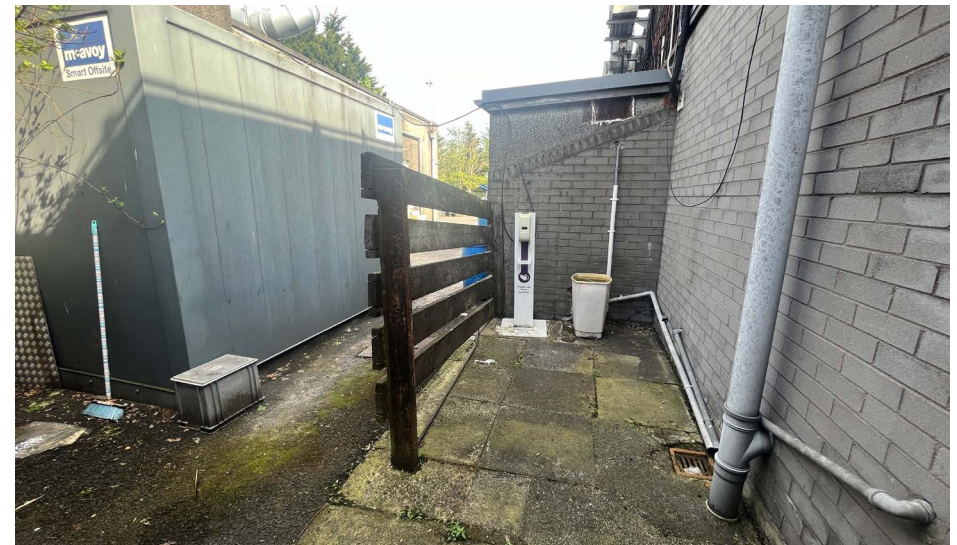
Insurance approximately £800 pax.

Price

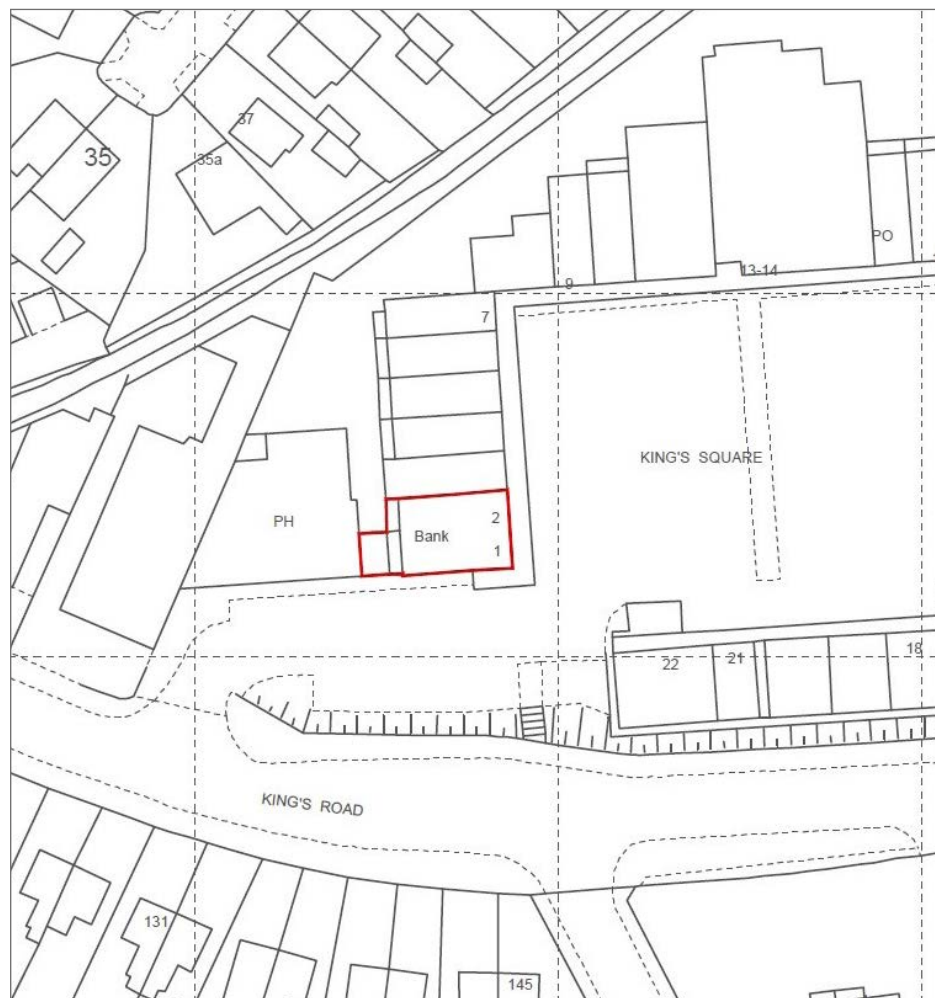
Offers in excess of £160,000 exclusive, subject to contract.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate. We are advised that VAT will not be payable on the purchase price.

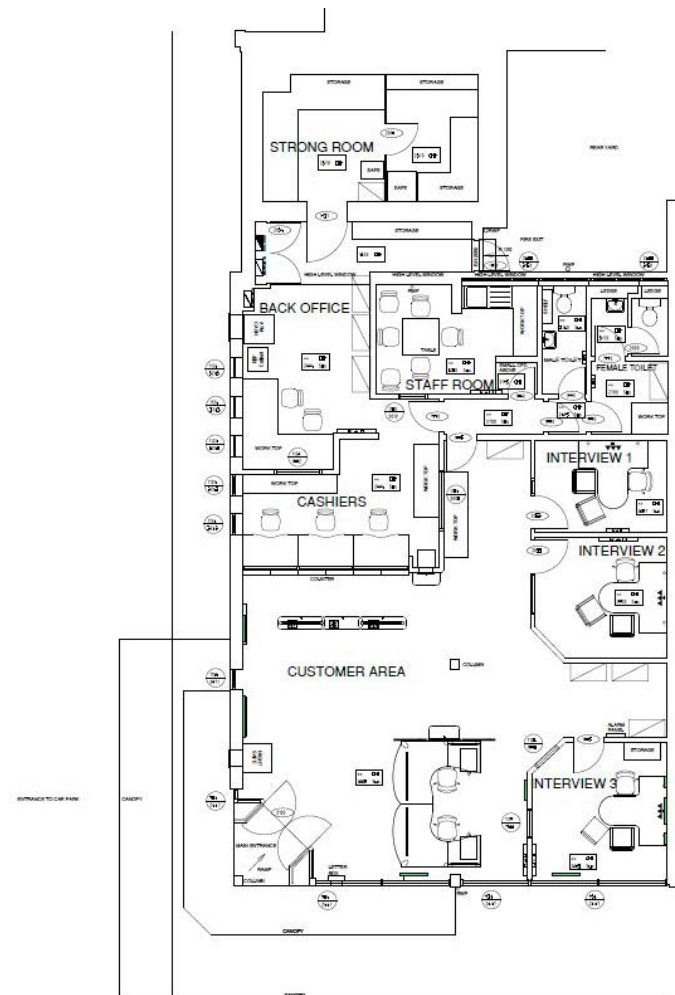


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Map of Property

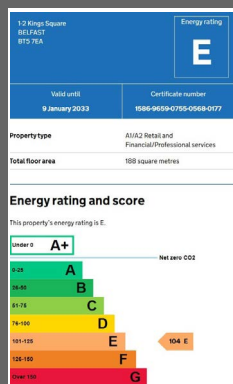
Not To Scale. For indicative purposes only.



Ground Floor Layout

Floor Plan Not To Scale. For indicative purposes only.

EPC



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Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.