



**For Sale/To Let Large Retail Building
with Redevelopment Potential STPP**

118-122 Castlereagh Road, Belfast, BT5 5FS

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**FRAZER
KIDD**

For Sale/To Let Large Retail Building with Redevelopment Potential STPP

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Summary

- Situated on the Castlereagh Road, East Belfast.
- Retail space with storage extending to c. 3,746 Sq Ft.
- The property provides for an opportunity to redevelop subject to planning.
- The property provides ease of access to Belfast City Centre via car and public transport routes.

Location

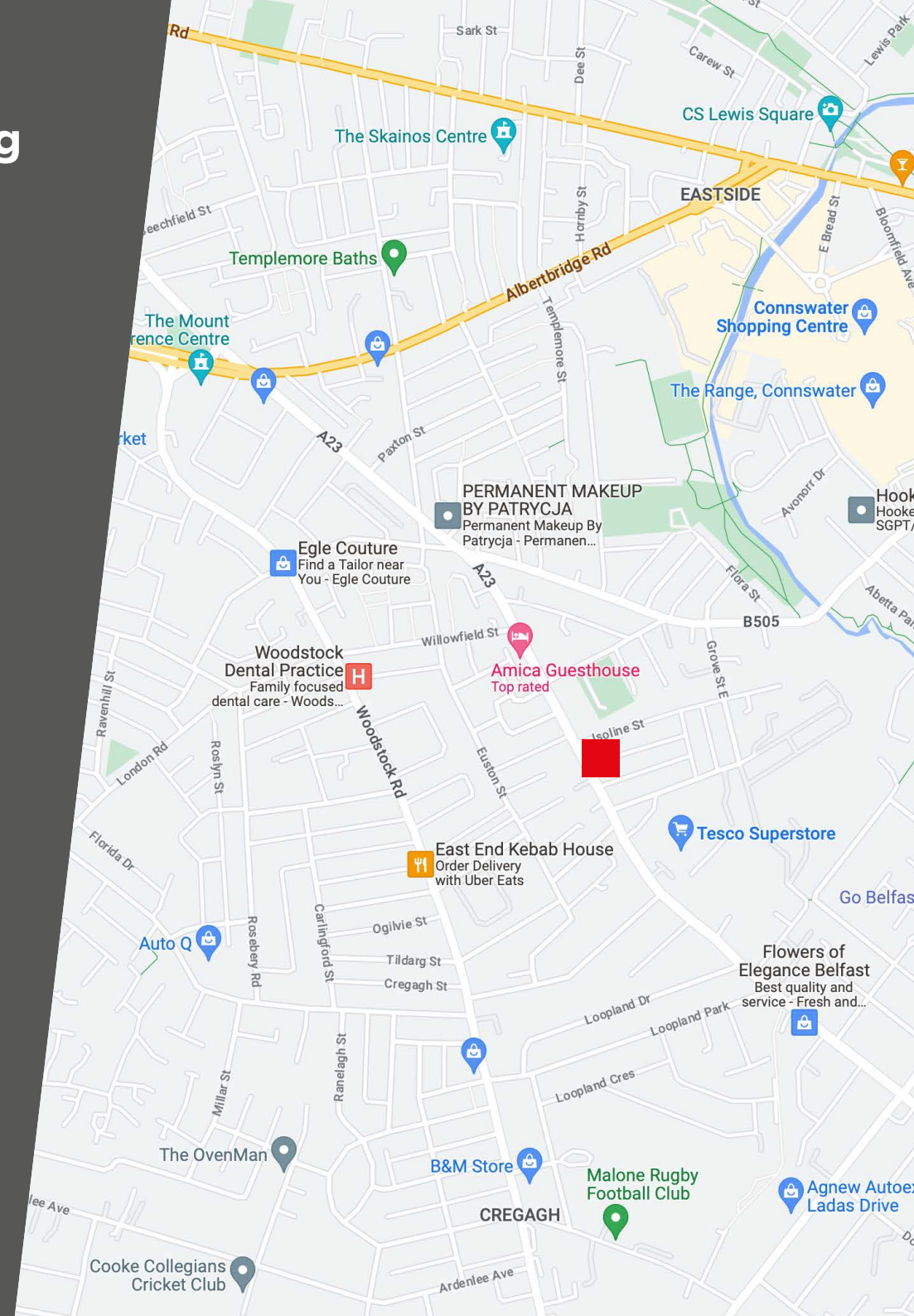
The subject development site is situated in East Belfast approximately c. 0.9 miles from Belfast City centre, fronting an extremely prominent location onto Castlereagh Road, located in close radius city bound of Tesco Supermarket. City Centre is easily accessible by public transport routes.

The immediate area is characterised by a mix of commercial uses along with high density residential housing.

Grant

As this property has been vacant for more than 12 months, it may be eligible for a Vacant to Vibrant Grant:

<https://www.belfastcity.gov.uk/vacanttovibrant>



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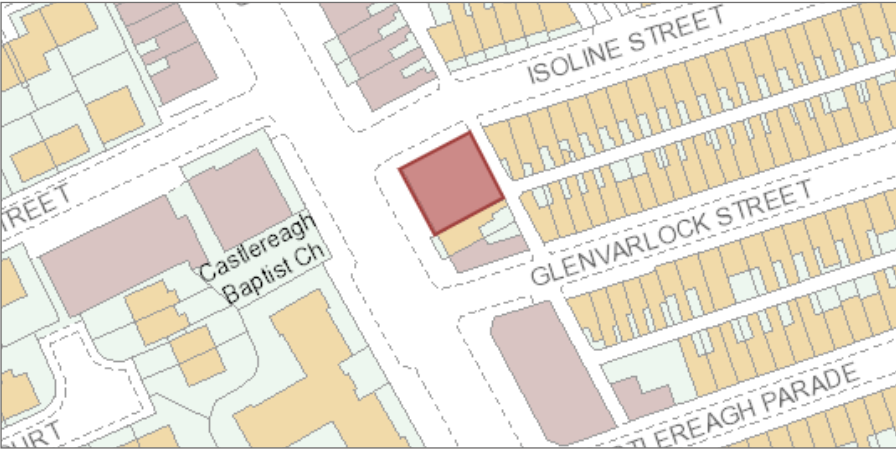
Description

The subject property comprises a 3 storey corner building. The property benefits from a ground floor retail space with upper floor storage areas. The property may be suitable for a variety of uses subject to any relevant planning permissions.

Accommodation

We have been informed that the approximate gross internal areas are as follows:

Floor	Sq. M	Sq. Ft
Retail	1,507	140
GF Store	710	66
1st Floor Store	1152	107
2nd Floor Store	377	35
Total Approximate Gross Internal Area:	3,746	348



Not To Scale. For indicative purposes only.



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Title

Assumed freehold/long leasehold.

Sale

Inviting offers in the region of £175,000.

Lease

Inviting offers in the region of £15,000 per annum

Rates

NAV: £14,100

Rate in £ (2025/26): £0.626592

Approx rates payable (2025/26): £8,834.95

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

VAT

All figures quoted are exclusive of VAT, which may be payable.

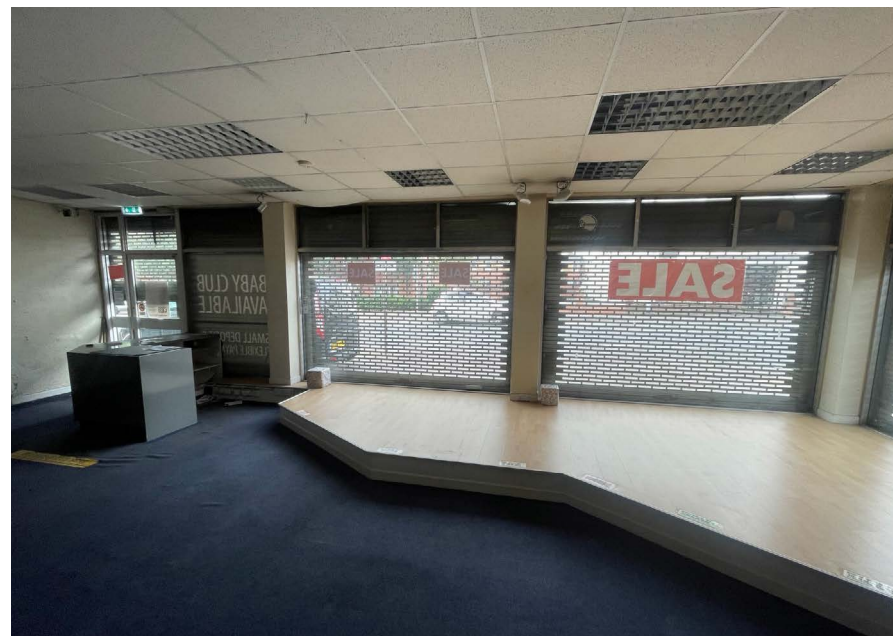
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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- | LEGO | |
|-------------------------------------|-------------------------------------|
| 1 Red brick money with dentil mould | 9 White (lac) window |
| 2 Slate roof covering | 10 Painted arch mould |
| 3 Painted arch header | 11 Projecting painted dentil course |
| 4 White (lac) window | 12 Red brick header |
| 5 Black plastic gutter | 13 Painted timber eavesgale casing |
| 6 Shaded painted timber fascia | 14 Gable roof timber casing |
| 7 Projecting dentil course | 15 Painted slate ridge moulder |
| 8 Red brick external wall | 16 Painted timber barge board |
| 9 Decorative brick dentil course | 17 Painted roof external wall |
| 10 Paved stone roof | 18 Gable dormer up window casing |
| 11 Painted timber fascia | 19 Gable gable stone casing |
| 12 Painted external wall | |

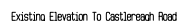


Existing Floor Plans & Elevations

Not To Scale.

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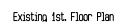
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Existing Elevation To Rear Alleyway



Existing Elevation To Isoline Street



Existing 2nd Floor Plan

Existing Roof Plan

New Possible Scheme

Subject to planning. Not To Scale.



For further information please contact:

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Disclaimer

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EPC

