



For Sale Fully Let Mixed-Use Investment
2-8 Woodburn Road, Carrickfergus BT38 8HQ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

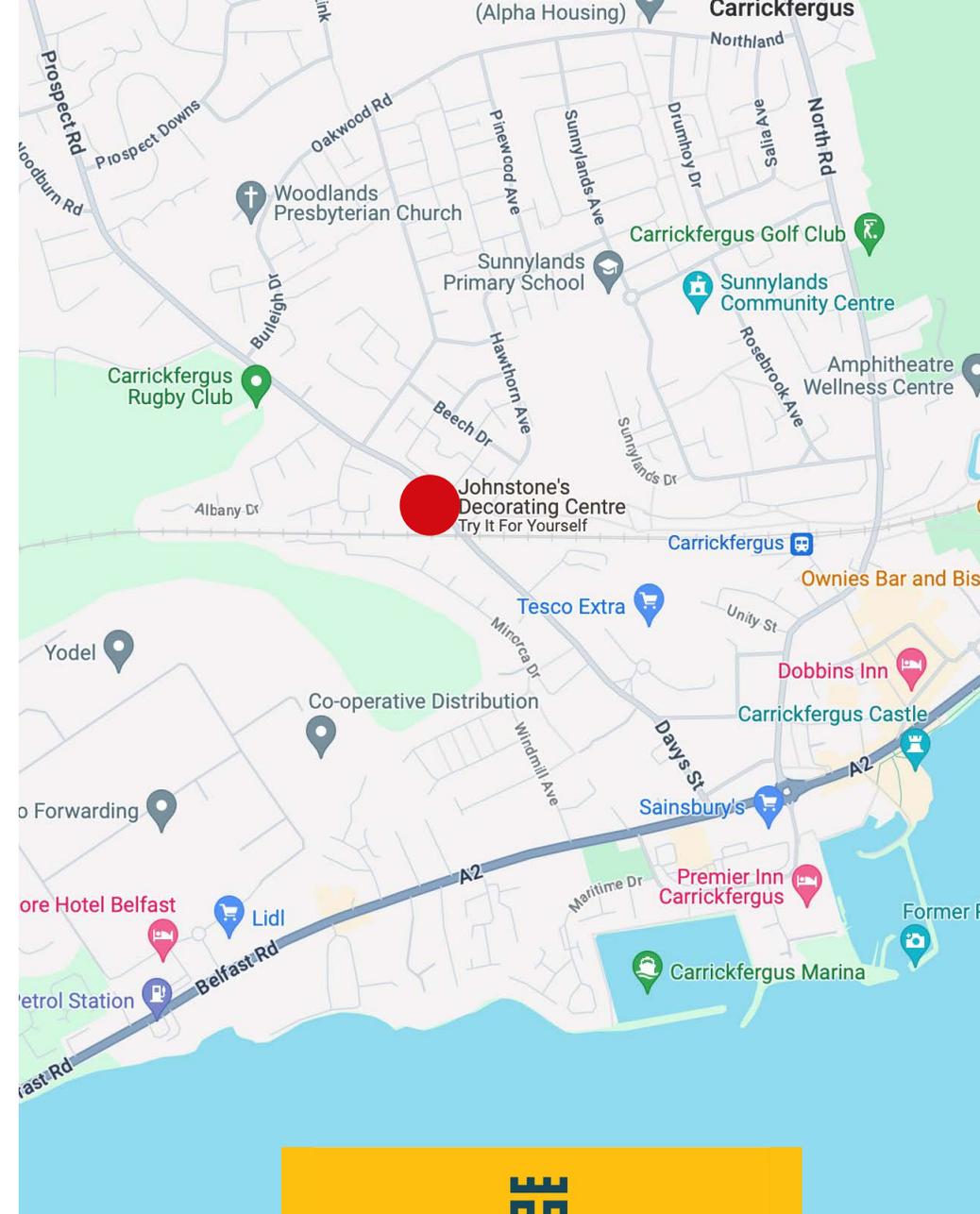
- Fully let commercial investment producing a current rent of £197,280 per annum, exclusive.
- Prominent location with strong tenant line up to include a mix of well-known local and national retailers.
- Property comprises 7 modern retail units, snooker club, car parts distribution unit and rear warehouse/office unit.

LOCATION

- Modern mixed-use investment occupying a prominent location on Woodburn Road in Carrickfergus, situated within an established shopping parade adjacent to Clipperstown Service Station and in close proximity to Tesco Superstore & Petrol Filling Station.

DESCRIPTION

- The subject development comprises of 7 modern retail units, a snooker club, car parts distribution unit and rear warehouse/office unit.
- Tenant mix includes well known local and national retailers to include Winemark, Johnstone's Decorating Centre, Domino's Pizza and Vets 4 Pets, along with well established local retailers.
- Benefits from an abundance of communal on-site car parking spaces to the front and rear of the development.



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TENANCY SCHEDULE

| Address Woodburn Rd | Tenant | Areas Sq Ft | Lease Start | Lease End | Passing Rent | Next Rent Review | Break Option |
|---------------------|---|---------------------------------|-------------|-----------|-----------------|------------------|--------------|
| 2 | Winemark the Wine Merchants Ltd t/a Winemark | c. 1,251 | 17.04.15 | 16.04.30 | £18,000 | 17.04.25 | 16.04.25 |
| 4 | PPG Architectural Coatings Ltd t/a Johnstone's Decorating Centre | c. 1,163 | 01.11.07 | 31.10.20* | £19,000 | | |
| 4a | Rebecca Cooper & Jonathan Marsden t/a Rebecca's Hair | c. 640 | 01.01.23 | 31.12.27 | £11,000 | | |
| 4b | Hansel Gahler t/a Cod House | c. 1,170 | 01.08.20 | 31.07.30 | £20,000 | 01.08.25 | 01.08.25 |
| 4c | Chung Yin Yau t/a China Kitchen | c. 681 | 01.11.18 | 31.08.30 | £15,000 | 01.11.25 | |
| 6a | Jonathan Nelson t/a QE2 | c. 5,069 | 01.04.20 | 31.03.30 | £25,000 | 01.04.25 | |
| 6b | Alliance Automotive UK LV Limited | c. 5,836 Including mezzanine | 01.09.19 | 31.08.29 | £25,000 | 01.09.24 | |
| 6c | D.P. Realty Ltd t/a Dominos Pizza | c. 1,306 | 03.02.11 | 02.02.26 | £22,000 | 03.02.21 | |
| 6d | Carrickfergus Vets 4 Pets Ltd t/a Vets 4 Pets | c. 2,126 | 03.01.01 | 02.01.26 | £33,880 | | |
| 8 | Industrial Products Ltd t/a Industrial Products | c. 1,877 | 01.12.09 | 30.11.15* | £8,400 | | |
| TOTAL | | | | | £197,280 | | |

* Tenant Holding over.

The majority of the units are let on the basis of effective full repairing and insuring obligations. There is provision for the Landlord to recover common area expenditure, however, this is not included within all of the Leases. Rents are paid both quarterly in advance.

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RATES INFORMATION

We understand from Land & Property Services that the Net Annual Values are as follows:

| Address | NAV |
|-----------------------|---------|
| 2 Woodburn Road | £13,300 |
| 4 Woodburn Road | £12,900 |
| 4a Woodburn Road | £6,900 |
| 4b Woodburn Road | £12,900 |
| 4c Woodburn Road | £6,250 |
| 6a Woodburn Road | £22,700 |
| 6b Woodburn Road | £15,600 |
| 6c Woodburn Road | £14,000 |
| 6d & 6e Woodburn Road | £21,400 |
| 8 Woodburn Road | £6,700 |

Rate in £ 2025/26 = £0.696348

TITLE

We understand that the property is held under a Freehold Title.

PROPOSAL

We are seeking offers in excess of £2,400,000, exclusive of VAT.

VAT

The premises are registered for Value Added Tax.



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EPC

| Address | EPC |
|-----------------------|-----|
| 2 Woodburn Road | B48 |
| 4 Woodburn Road | D80 |
| 4a Woodburn Road | C74 |
| 4b Woodburn Road | D76 |
| 4c Woodburn Road | D85 |
| 6a Woodburn Road | C64 |
| 6b Woodburn Road | C52 |
| 6c Woodburn Road | C56 |
| 6d & 6e Woodburn Road | C67 |
| 8 Woodburn Road | D76 |

Copies of the full certificates are available on request.



CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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