



For Sale Fully Let Mixed-Use Investment

2-8 Woodburn Road, Carrickfergus BT38 8HQ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

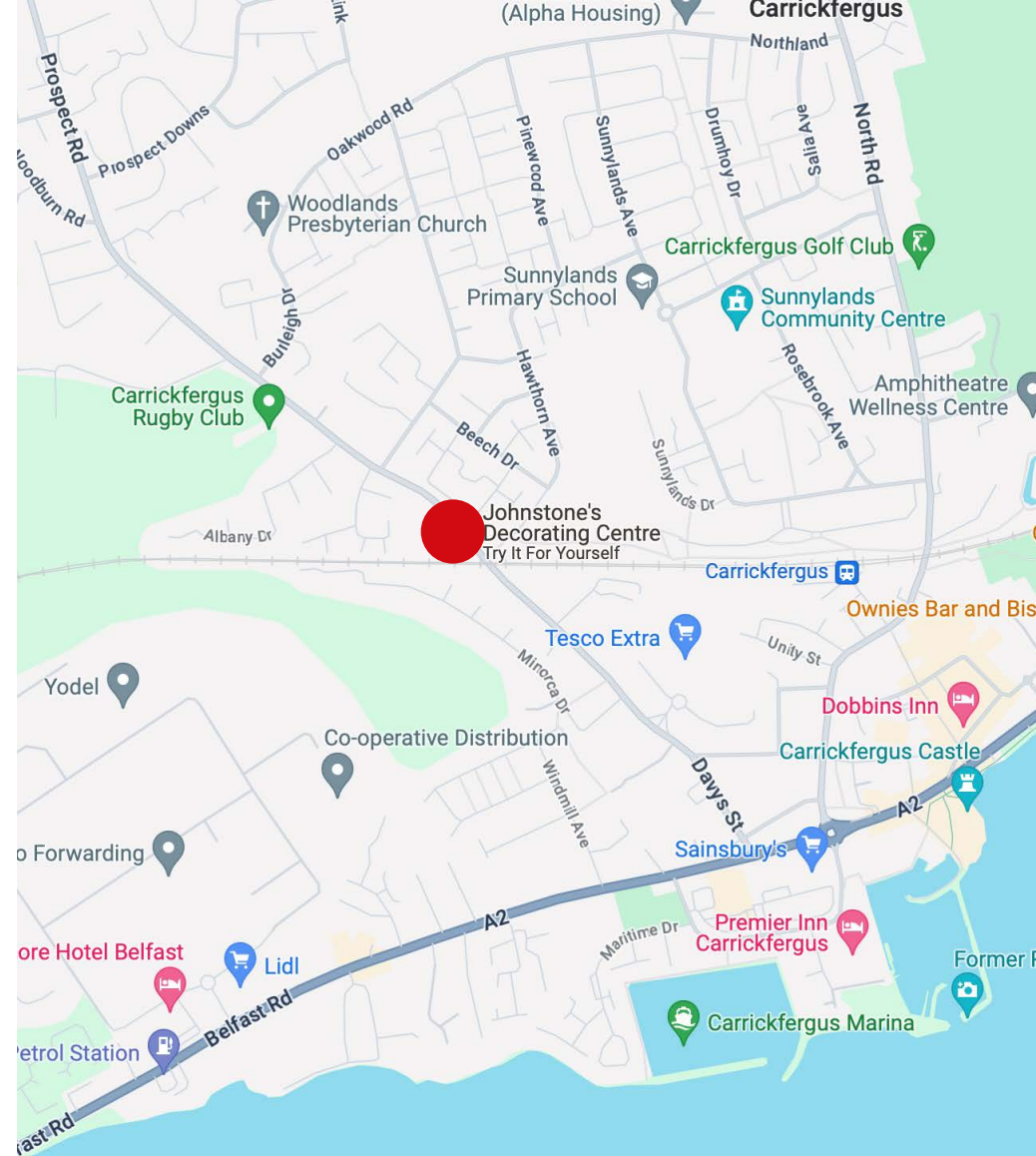
- Fully let commercial investment producing a current rent of £197,280 per annum, exclusive.
- Prominent location with strong tenant line up to include a mix of well-known local and national retailers.
- Property comprises 7 modern retail units, snooker club, car parts distribution unit and rear warehouse/office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



Not to Scale

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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