

FOR SALE

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



PRIME DEVELOPMENT SITE
(Subject to Planning
Permission)

**2A EDINBURGH STREET
LISBURN ROAD
BELFAST
BT9 7DS**

c. 532 M² (5,725 FT²)

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For Sale

2a Edinburgh Street, Belfast, BT9 7DS

LOCATION

- Prominent corner site extending to approximately 532 m² (5,725 ft²) with a frontage of approximately 26.1 m (85' 9") to Lisburn Road.
- Lisburn Road in South Belfast is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian footfall and vehicular traffic.
- The site would be suitable for a variety of uses to include retail and residential, subject to obtaining Planning Permission.

In this regard, there have been a number of relatively recent retail/office/residential developments on this part of the Lisburn Road to include two opposite this site, one on either side of Malone Avenue (see attached photos), together with "Benmore House" a nearby modern retail and office building and adjacent to this, a modern retail and "Cordia" apartment building.

- The surrounding area is a mix of local and national retailers, cafes, restaurants etc. fronting Lisburn Road, with residential accommodation comprising modern apartments, traditional terrace housing, semi-detached and detaching housing in the avenues and streets off the Lisburn Road, for which demand is strong.



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DESCRIPTION

- The property is an older building currently occupied by the “Windsor Recreation and Snooker Club”.
- It comprises a lounge with bar facility, a snug bar, store/cold store, snooker room and ladies and gents toilets. It is accessed from Edinburgh Street.



- The club will be removing most if not all, fixtures, fittings and equipment in the building to include the snooker tables, bar fittings, furniture, memorabilia etc.

Note: The current Licence to sell alcohol is that of a Club Status. There is no liquor licence attached to the sale of the property.

ACCOMMODATION

The nett internal area of the building is approximately 279 m² (3,000 ft²).

Details of individual room sizes can be made available, if required.

SITE AREA

The site is approximately 532 m² (5,725 ft²).

TITLE

The property is Leasehold, held under a 9,000 year Lease effective from 1st February 1903, subject to a yearly ground rent of £42 payable half yearly on 1st May and 1st November.

NAV

We are advised by Land & Property Services that the current NAV is £11,100.

The rate in £ 2022/23 = £0.5510

Therefore rates payable in this year would equate to approximately £6,100.

VAT

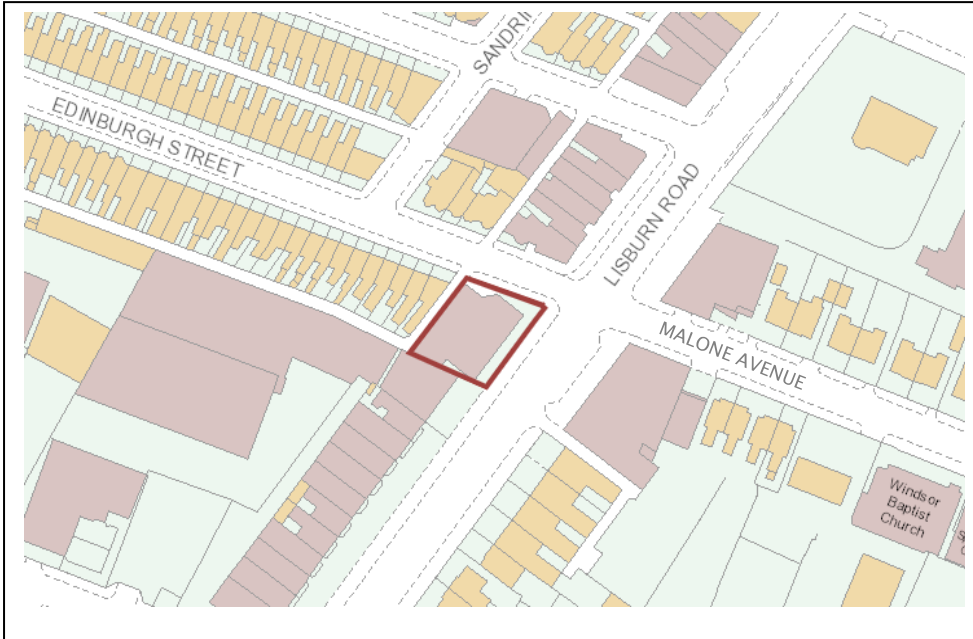
We are advised that the property is not registered for VAT.

PRICE

Offers in excess of £500,000.

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McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS

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