

FOR SALE



line shown for indicative purposes only

Prime Mixed-Use Investment Opportunity

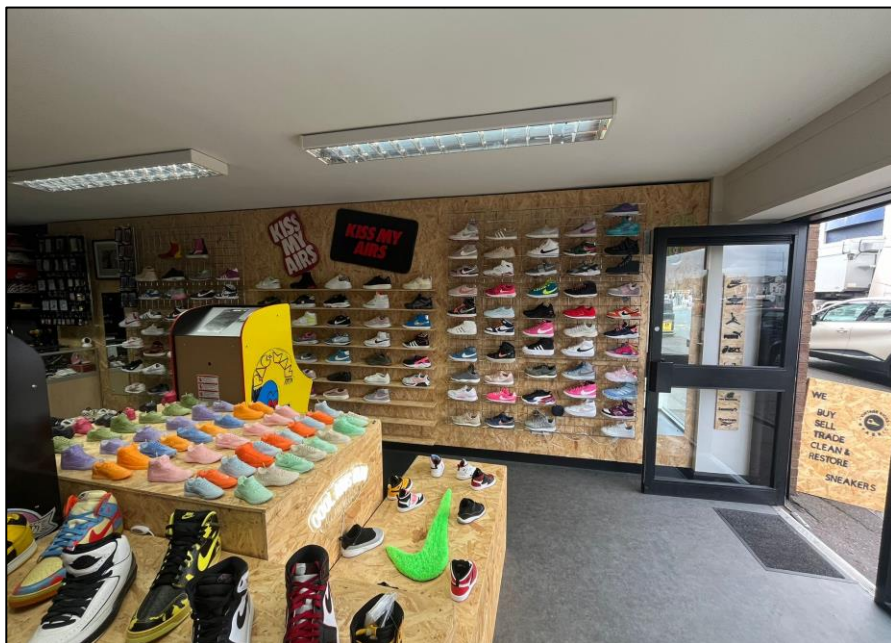
**12-16a Castlereagh Road
Belfast
BT5 5FP**

- Fully let investment opportunity producing an income of £20,904 per annum.
- Excellent frontage onto the Castlereagh Road.
- 5-minute drive from Belfast City Hall.

LOCATION

The subject properties front onto the Castlereagh Road in East Belfast and are within a 5-minute drive from Belfast City Centre. The Castlereagh Road is one of the main arterial routes into Belfast and thus benefits from a high volume of pedestrian and vehicular traffic.

The locality comprises a mix of uses to include commercial, retail and residential located in the vicinity. Other neighbouring occupiers include Fusion Robes, The King Richard Tavern, Gordons Chemist and McLean Bookmakers.



DESCRIPTION

The property comprises a 2-storey commercial building fronting on to the Castlereagh Road. The property comprises of 3 No. ground floor retail units and 1 No. first floor premises, fully let to 3 Tenants producing an annual income of £20,904 per annum exclusive, rising to £21,350 per annum exclusive from 30/04/2026.

TITLE

We are advised that the property is held Freehold. Full Title can be made available on request from the Vendor's Solicitor.

SALE PRICE

We are instructed to seek offers over £195,000 (One Hundred and Ninety Five Thousand Pounds Sterling) for our client's interest, excluding VAT.

VAT

The property is not elected to tax and therefore VAT is not applicable.

TENANCY SCHEDULE

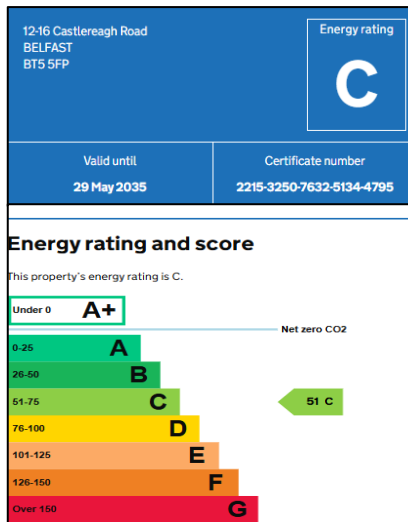
Tenant	Unit	Term	Lease Start	Lease End	Area Sq Ft	Current Rent Per Annum
Private Individual t/a Sekayas	12 Castlereagh Road	3 years	01/09/2024	31/08/2027	355	£5,000
Private Individual t/a Vintage Kicks	14 Castlereagh Road	3 years	23/05/2023	22/05/2025	362	£4,350
LSHM Ltd	16 Castlereagh Road	3 years	01/05/2024	30/04/2027	400	Y2: £4,220 Y3: £4,500
LSHM Ltd	16a Castlereagh Road	3 years	01/05/2024	30/04/2027	1,170	Y2: £7,334 Y3: £7,500
Total					2,287	£20,904 Rising to £21,350

RATES

The rate in the £ for 2025/26 is £0.626592. Therefore, the rates payable for 2025/26 are available below.

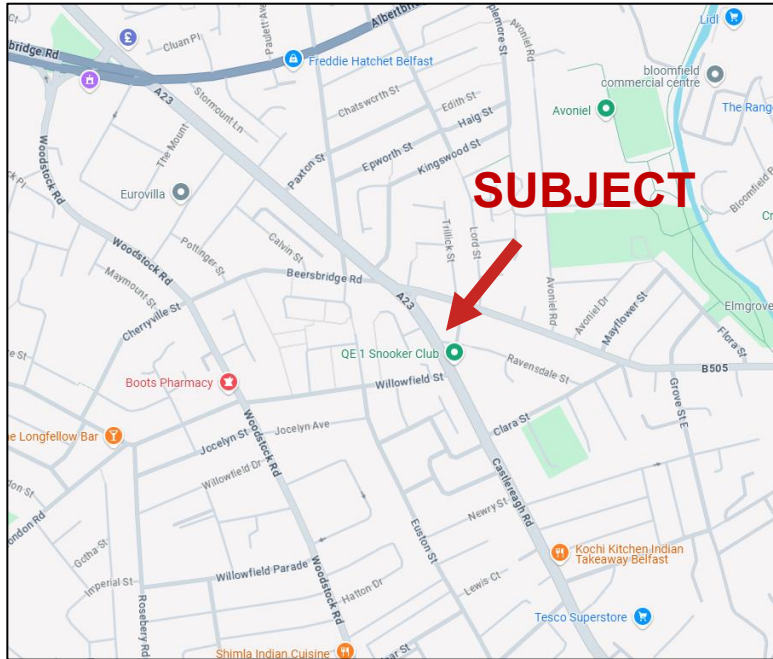
Unit	NAV	Rates Payable
12 Castlereagh Road	£3,250	£2,036.42
14 Castlereagh Road	£3,400	£2,130.41
16 Castlereagh Road	£3,600	£2,255.73
16a Castlereagh Road	£8,400	£5,263.37

EPC



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LOCATION



Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

JLL Alliance Partner

Contact: Greg Henry / Ross Molloy

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