



## 20 CEDARHURST ROAD, BELFAST, BT8 7RH

### Property details

Excellent industrial investment opportunity located in Newtownbreda Industrial Estate, situated just off the Beechill Road in South Belfast. The property provides ease of access onto the A55 Ring Road and the A24 Saintfield Road, within c.4.8 miles of Belfast City Centre.

The property sits directly adjacent to We Are Vertigo, Northern Ireland's leading indoor activity destination. Other surrounding occupiers include CoStand Office Furniture & Ahead in Sheds Belfast.

The property comprises a portal frame industrial premises situated on a self-contained site with a gated entrance, extending to c. 0.6 acres. The building includes a main open plan warehouse/workshop and office/staff facilities extending to c.10,000 sq ft.

### Key features

Single let investment opportunity with gated access.

Situated within an established industrial location.

Let to Breezemount Electrical + Hydraulics Ltd.

Lease 4 years from the 31 August 2021

Producing an annual rent of £35,000 per annum.

Building extends to approximately c.10,000 sq ft situated on a site of c. 0.60 acres.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# ASKING PRICE £400,000

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Key Features





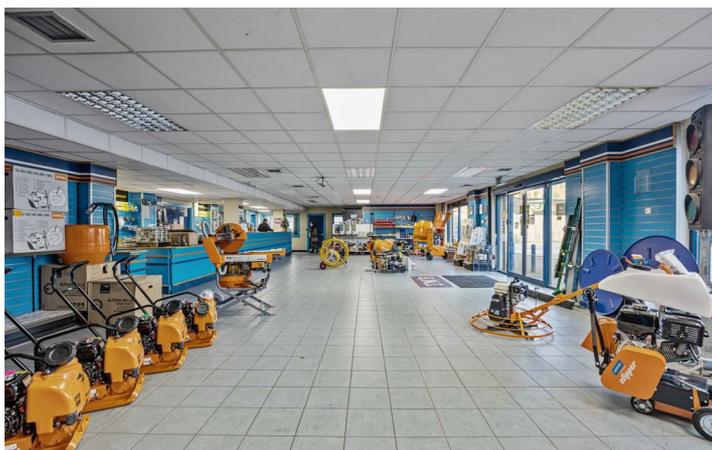
## Accommodation comprises

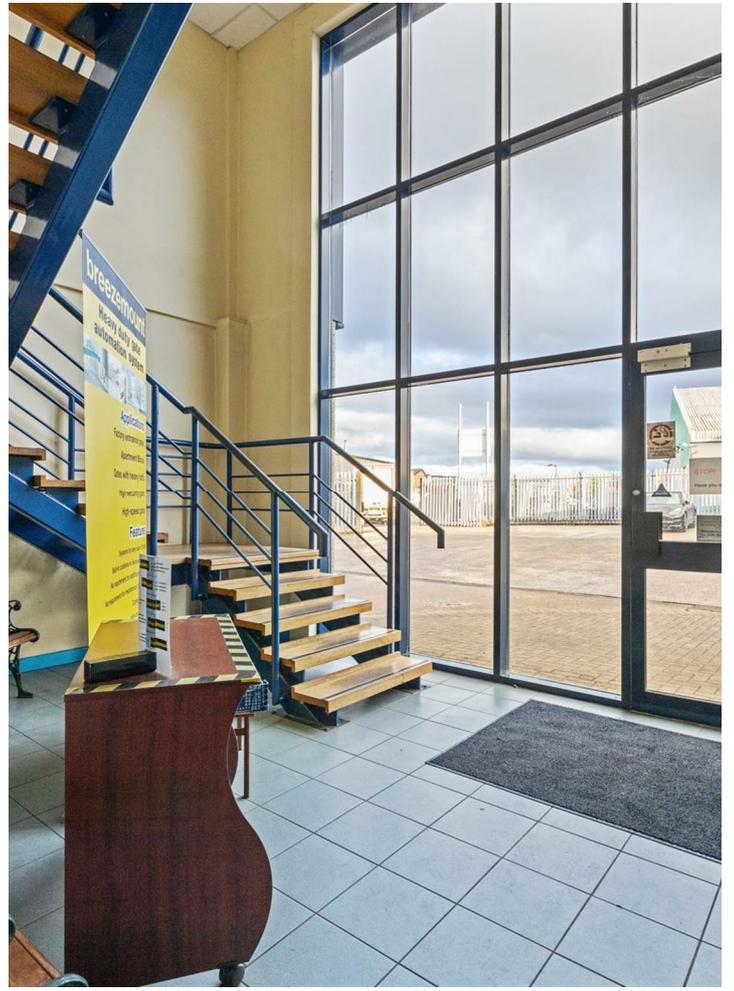
Showroom 1,765sq ft  
Offices 340sq ft  
Canteen 306sq ft  
Wcs  
Storage 2,980sq ft  
Mezzanine 780sq ft  
Workshop 1,526 sq ft  
Loading bay 510sq ft

First Floor  
General office 1070sq ft  
3 Private offices 567 sq ft  
Canteen 138 sq ft  
Wcs

Total Net Area  
Ground Floor 7,427sq ft  
First Floor 2,555sq ft

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Aaron on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17840277**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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028 9060 5200

BALLYNAHINCH  
028 9756 1155

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0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
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028 9336 5986

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