FOR SALE

Commercial Investment Opportunity

(Tenancy unaffected)

5-7 Apollo Road,
Belfast, Co. Antrim,
BT12 6HP

078 0103 2053

WHELAN

Location

The premises occupy a prominent corner site on Apollo Road, just off Boucher Road in South Belfast. Neighbouring businesses include M&S, Harvey Norman, Agnew Trade Centre, Home Bargains, Lakeland, and Tesco Distribution Centre.

Boucher Road is one of Northern Ireland's premier trade counter, showroom and retail warehousing locations situated approximately 2 miles from Belfast City Centre and with excellent access to the M1, Westlink and M2/M5 motorways.

Description

The subject premises comprise Showroom accommodation over ground and first floor with external covered storage to the side and rear and car parking to the front.

Internally the property comprises an open plan showroom/sales accommodation subdivided into a number of display areas. There is office accommodation centrally located on the ground floor with additional display and storage areas at first floor level. Total Site Area 0.44 acres.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Ground Floor: 405.92sqm / 4,369sqft

First Floor: 239.27sqm / 2,576sqft

Lease

The premises are occupied by Soaks Bathrooms on a 20 year lease from 1st May 2017 on full repairing and insuring terms, subject to 5 yearly rent review, at a current rental of £36,000 per annum excl.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £40,700.00

Estimated rates payable: £25,502.29 (2025/26)

Title

The premises are held under a 999 year lease from 1987 subject to a rent of £1 per annum if demanded.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT (where applicable).

Sale Proposal

For sale by Private Treaty.

Price

Offers in the region of £495,000

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

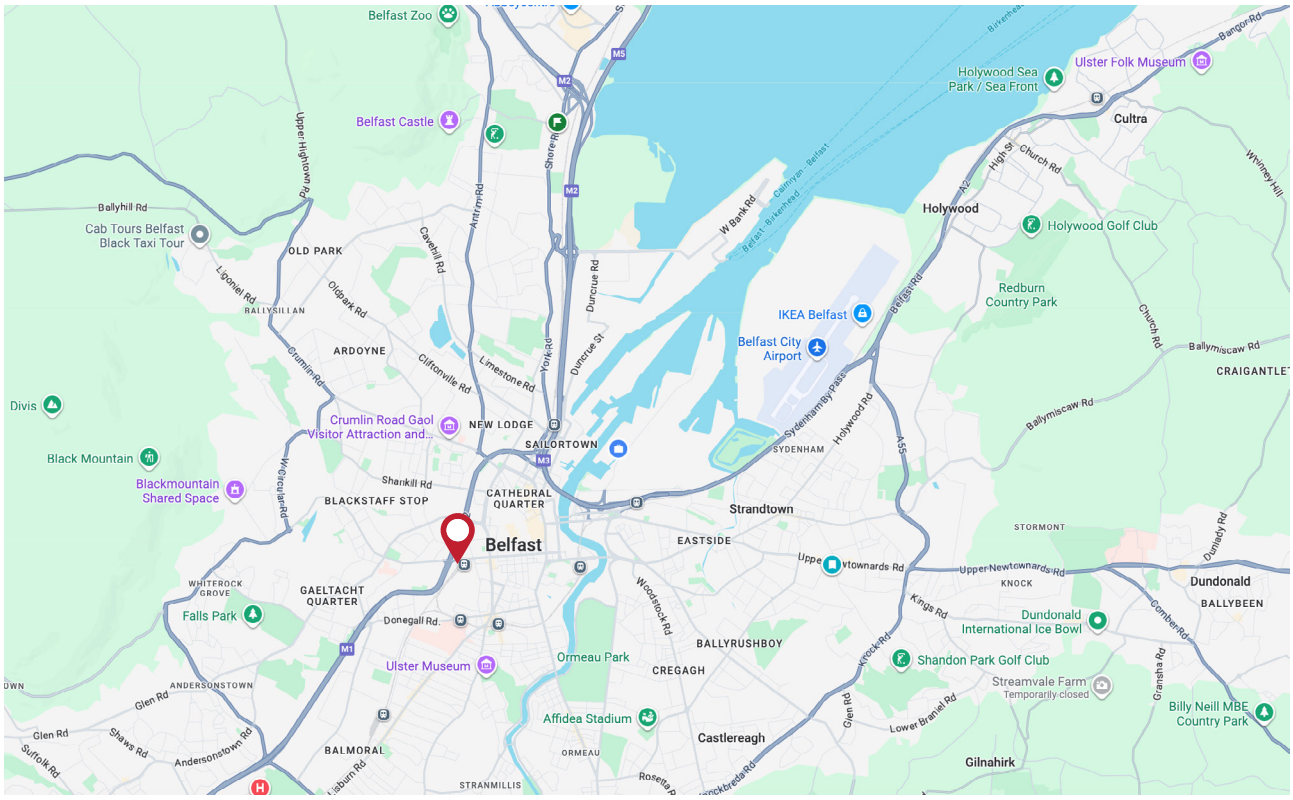
EPC

Pending.

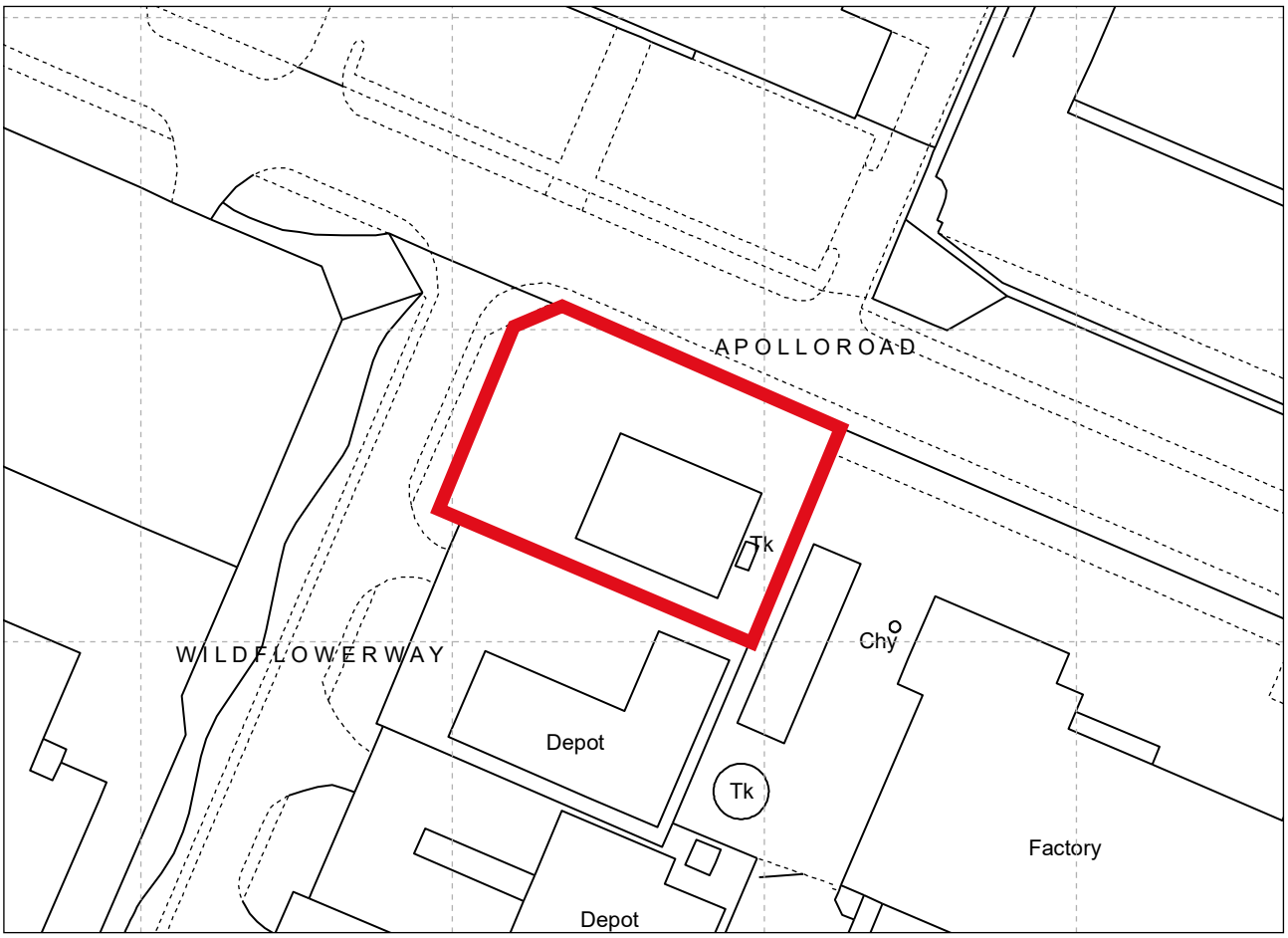
All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

SOAKS
BATHROOMS

Location map



Ace Map



Viewings

By appointment through Agent:

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