



For Sale Retail Investment Opportunity (3 Shops)

337, 341 & 343 Beersbridge Road, Belfast, BT5 5DS

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**FRAZER
KIDD**

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337, 341 & 343 Beersbridge Road, Belfast, BT5 5DS

Summary

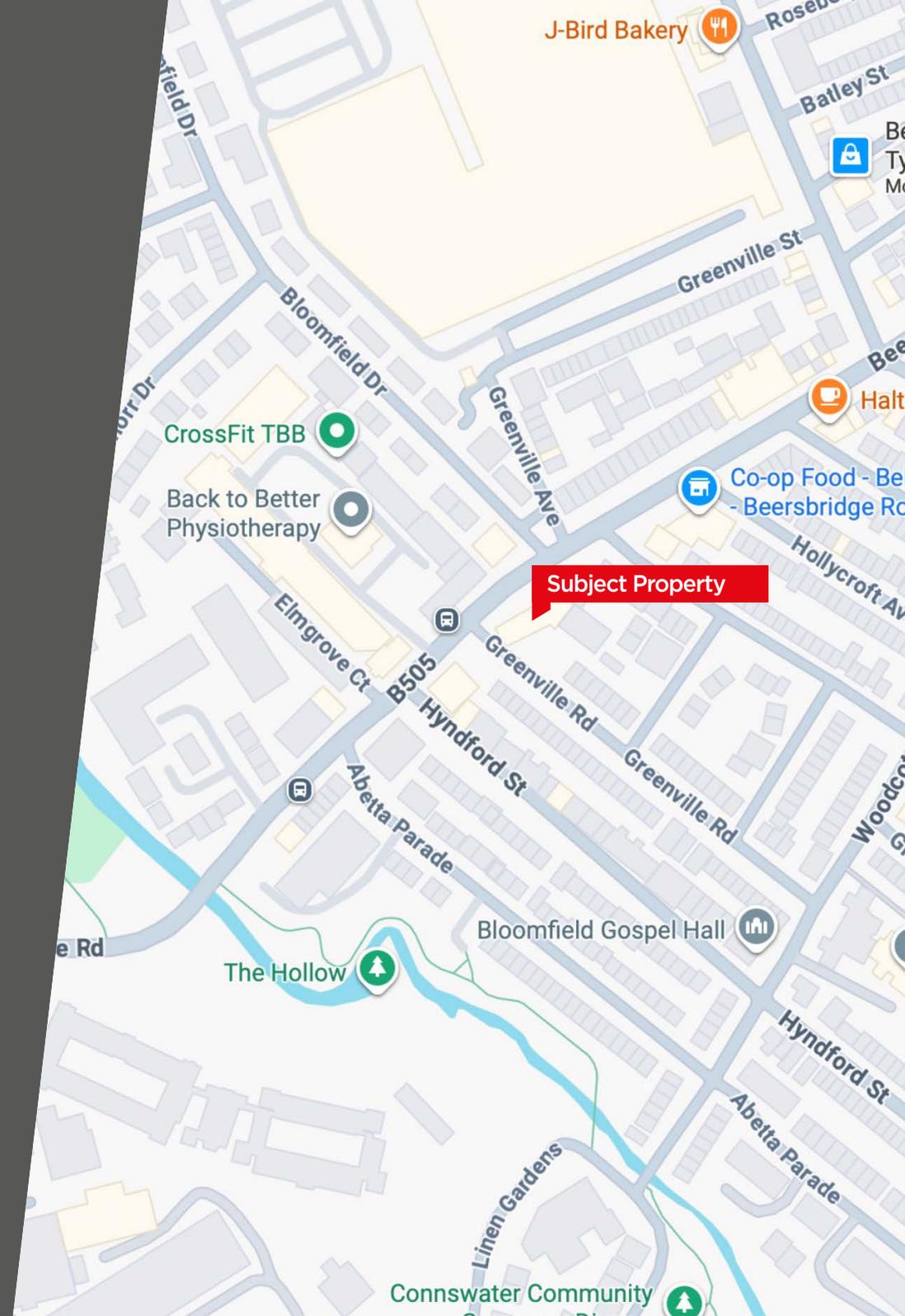
- Occupying a prominent position on the Beersbridge Road, East Belfast
- Comprising of 3 let retail/hot food premises producing a gross income of £24,250 per annum.
- Positioned within a popular residential area, benefitting from high volume of passing traffic/trade.

Location

Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20-minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles southeast of Derry/Londonderry.

The subject property is located in East Belfast, situated in a prime location fronting onto the Beersbridge Road.

The subject properties are situated fronting onto the Beersbridge Road with the property bounded between Greenville Road and Clara Avenue, in a parade includes a mix of commercial properties.



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Description

The subject property comprises of three single storey commercial premises of brick construction with flat roofs, glazed shop frontages and electrically operated roller shutter doors.

Each of the three premises are currently occupied which provides for a good tenant mix, including a Barber Shop trading as 'Antalya Barbers', a Coffee Shop store trading as 'Audacity', a and a Hot Food Takeaway, trading as 'Happy Garden'.

Title

Assumed freehold/long leasehold

Price

Inviting offers in the region of £295,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

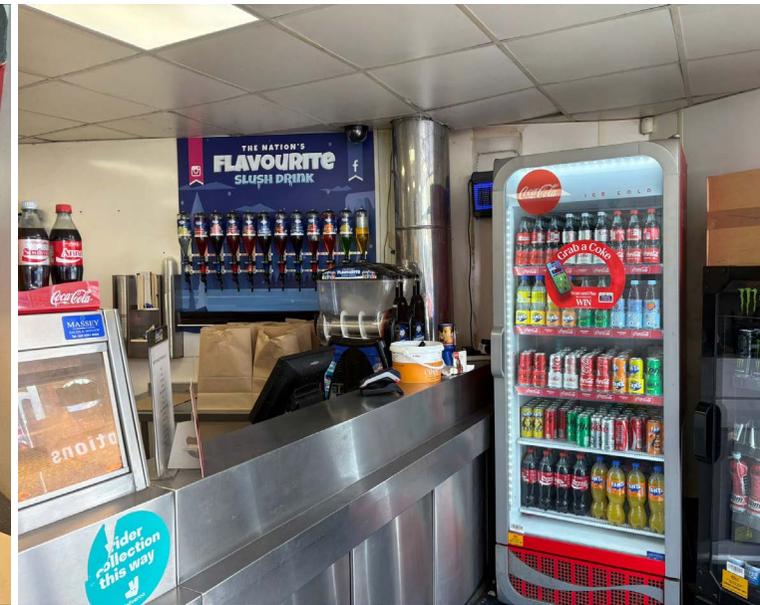
mail@frazerkidd.co.uk



For Sale Detail

337, 341 & 343 Beersbridge Road, Belfast, BT5 5DS

Address	Tenant	Size	Rent	Expiry	Use	Repair	Comments
337 Beersbridge Road	Private Individual	550 sq ft	£8,500 pa	30 June 2029	Hot food takeaway	Full interior and exterior	Option of break 31st May 2026 providing 3 months written notice
341 Beersbridge Road	Brewmore Meadows	484 sq ft	£8,000 pa	2 Nov 2030	Coffee Shop	Full interior and exterior	Option of break 2nd May 2028 providing 6 months written notice
343 Beersbridge Road	Private Individual	460 sq ft	£7,750 pa	6 Nov 2030	Barber	Full interior and exterior	
			£24,250 pa				





For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Beth Brady

07775 924283

bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

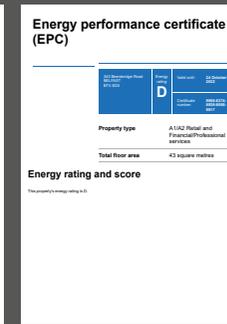
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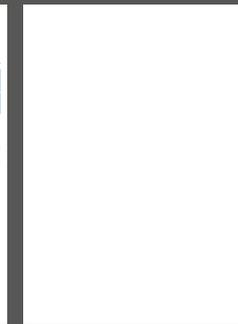
EPC



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