



# For Sale Investment Property with redevelopment potential (STPP)

268-270 Newtownards Road, Belfast, BT4 1HD

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**FRAZER  
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# For Sale Investment Property with redevelopment potential (STPP)

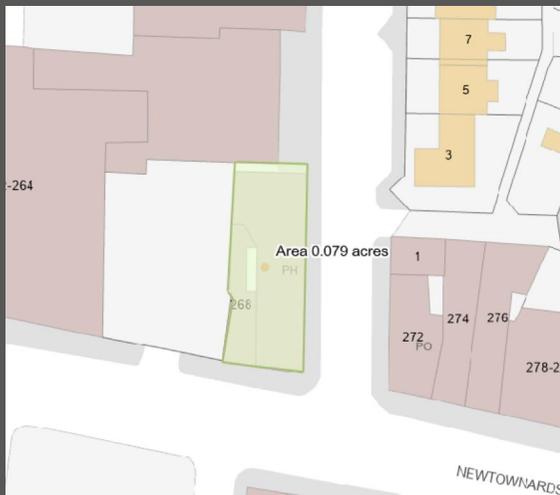
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## Summary

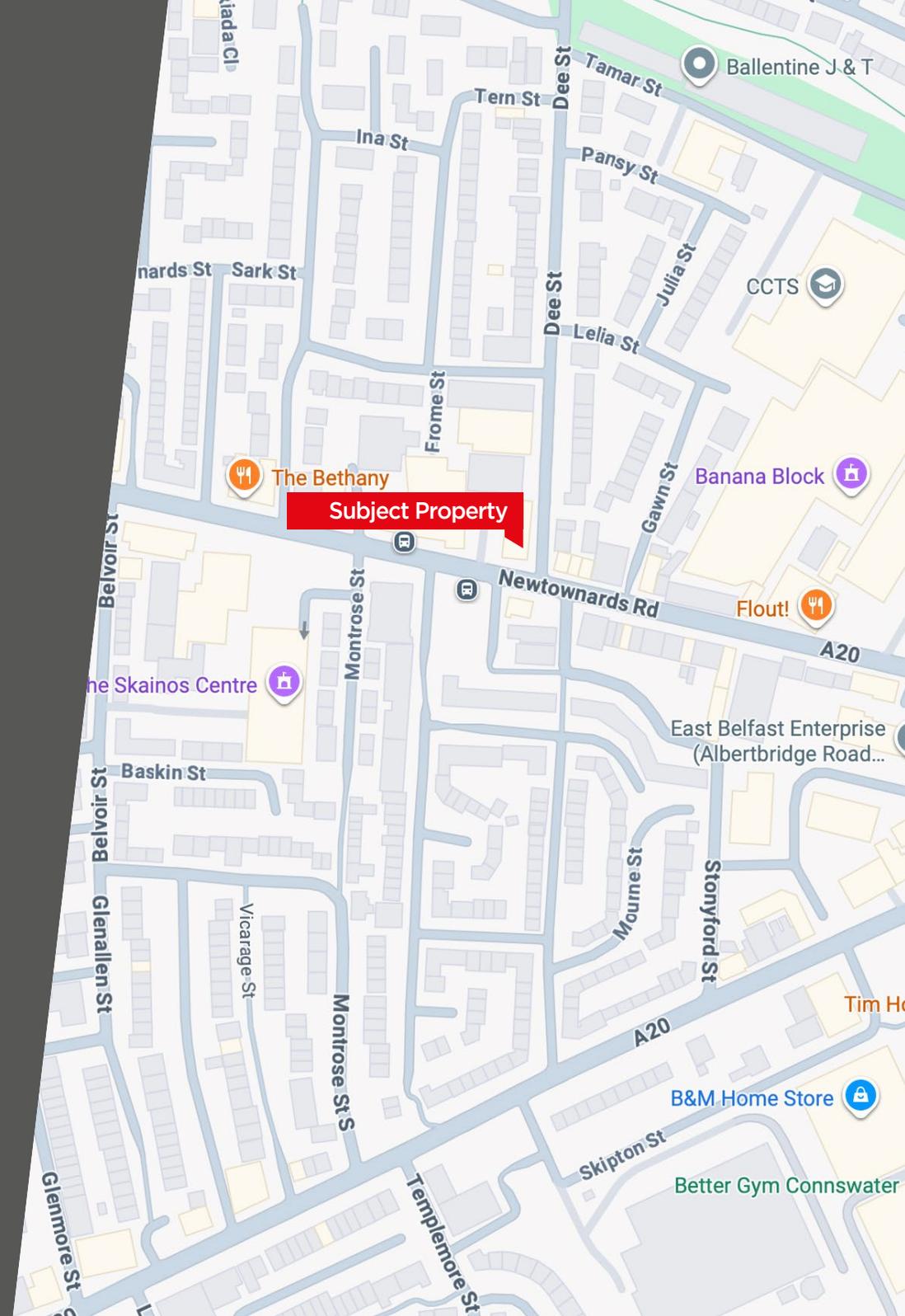
- Situated in a prime location cornering Newtownards Road and Dee Street, Belfast
- Ground floor shop and post office with 1st floor storage extending to approximately 3,816 sq ft
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The subject premises occupies a prime location cornering the busy Newtownards Road and Dee Street in EastSide, the beating heart of Belfast's industrial past. This down-to-earth neighbourhood is thriving once again, now labelled as a hub for creativity, arts, design, food & drink and alternative thinking. The Newtownards Road is one of the main arterial routes in and out of Belfast city centre and is paraded by a variety of retail and food & drink operators.



Not To Scale. For indicative purposes only.



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## Description

The property comprises of a detached 3 storey property and is currently tenanted until 16th December 2029 trading as MACE Convenience store with upper floor storage and office accommodation.

The property benefits from side access off on Dee Street, suitable for vehicle and pedestrian access.

The property may be suitable for residential development, subject to planning.

## Accommodation

We calculate the approximate Gross Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground	2,228	207
First	1,315	122.3
Second	271	25.2
<b>Total Approximate Gross Internal Area</b>	<b>3,816</b>	<b>354.5</b>

Site Area: we estimate the site area to be 0.079 acres

## Tenancy Details

The subject property is let to JK Greens Limited for a term of 10 years expiring on 16th December 2029. The passing rent is £15,000 per annum.

A copy of the lease is available upon request.



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## Planning

Planning permission was granted in August 2008 for the provision of approximately 2,500 sq ft of ground floor retail accommodation together with 11 apartments arranged over the upper floors, comprising 6 one-bedroom and 5 two-bedroom units.

Although this consent has now lapsed, it clearly demonstrates the site's established suitability for mixed-use redevelopment, subject to securing the necessary renewed planning permissions.

Previous approved plans can be viewed on page 5 & 6.

## Title

Assumed freehold/long leasehold.

## Price

We are seeking offers in the region of £275,000.

## Rates

NAV: £12,900

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £8,083 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## 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 Investment Property with redevelopment potential (STPP)

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Third Floor

Area  
Unit 3c 95sq.m  
Unit 3b 75sq.m  
Unit 3a 48sq.m



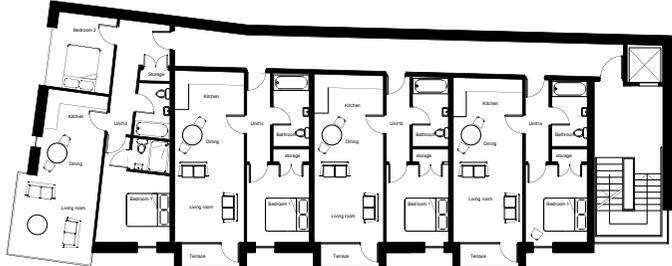
Second Floor

Area  
Unit 2d 68sq.m  
Unit 2c 50sq.m  
Unit 2b 50sq.m  
Unit 2a 50sq.m

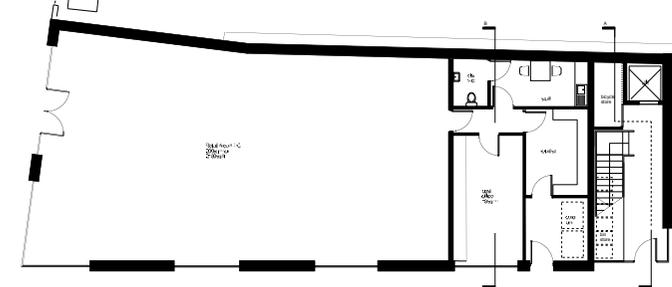


First Floor

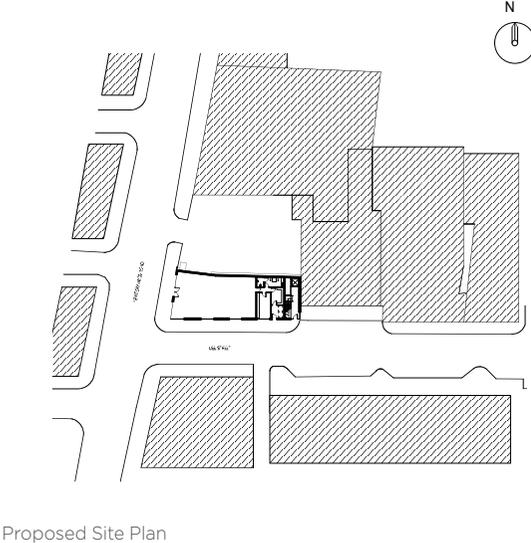
Area  
Unit 1d 68sq.m  
Unit 1c 50sq.m  
Unit 1b 50sq.m  
Unit 1a 50sq.m



Proposed Ground Floor

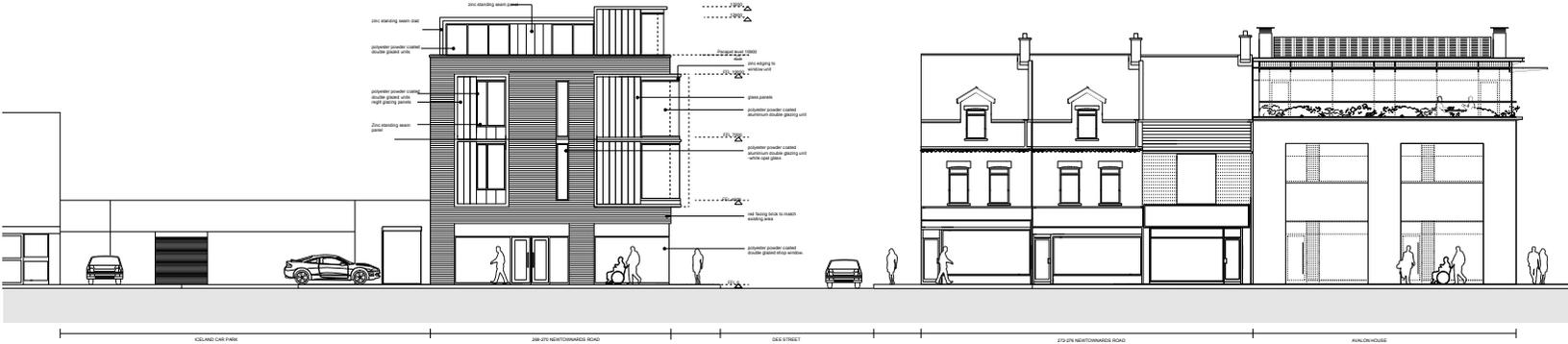


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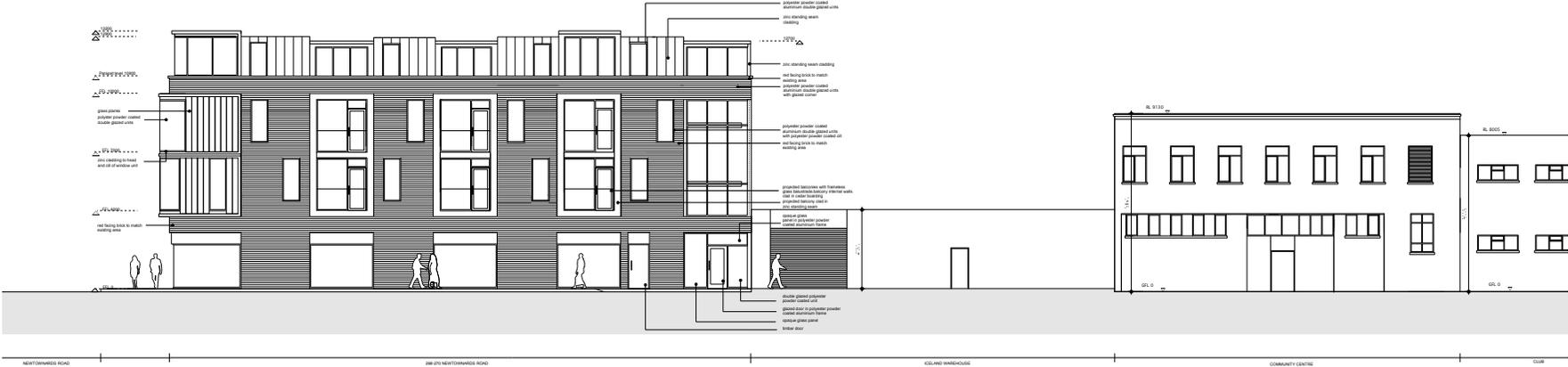


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Proposed Newtownards Road Elevation



Proposed Dee Street Elevation

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For further information please contact:

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028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

## EPC

**Energy performance certificate (EPC)**

2022/20 benchmarks From 1/1/2022 to 31/12/2022	Energy rating <b>E</b>	Total units 16 October 2022
Certificate number: 5000-7880- 058-1885- 2100		

**Property type** A1/A2 Retail and  
Financial/Professional  
services

**Total floor area** 463 square metres

**Energy rating and score**

The property's energy rating is E.

https://find-energy-certificates.service.gov.uk/energy-certificates/5000-7880-058-1885-2100

**Disclaimer**

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