



For Sale

638 - 656 Antrim Road, Belfast
50% Undivided Share in the above property

tdk commercial
property
consultants
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LOCATION

The Antrim Road is one of the main arterial routes into Belfast city centre and has a mixture of high and medium density housing in the surrounding areas. Local amenities include Cliftonville Football Club, Belfast Zoo, Belfast Castle, Cave Hill and Fortwilliam Golf Club.

DESCRIPTION

The property is a mixed used commercial and residential property with communal parking to the front of the building. The property measure approximately 8,637 Sq. Ft. split across approximately 4,647 Sq. Ft. ground floor retail and 3,990 Sq. Ft. first and second floor office and residential. The property is currently partially let at c. £56,192 per annum. It has an ERV of c. £103,000 if fully let. Office Suites 2, 3 and 4 share a communal lobby toilet and kitchen on the 1st floor.

PRICE

Offers in excess of £400,000 for 50% undivided share of the property.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

FURTHER INFORMATION

View strictly by prior appointments with agents. For more information or to arrange a viewing please contact

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Unit	Size Sq. Ft.	Rent	Lease Terms	Trading As
Apt 1	700	Vacant	Vacant	Vacant
Unit A	345	7,500	Overholding	San Mar Hairdressers
Unit B	567	Vacant	Vacant	Vacant
Unit C	2,590	33,942	Expires 31st Mar 2023	The Fort
Unit D	1145	14,750	Overholding	The Hair Room
Suite 1	350	Vacant	Vacant	Vacant
Suite 2	667	Vacant	Vacant	Vacant
Suite 3	1620	Vacant	Vacant	Vacant
Suite 4	653	Vacant	Vacant	Vacant

