



FOR SALE

18-20 Duncrue Crescent, Belfast, BT3 9BW

**EXTENSIVE SHOWROOM / TRADE COUNTER & WAREHOUSE ACCOMMODATION
WITH ANCILLARY OFFICES COMPRISING C. 50,423 SQ FT ON A SITE OF C. 2 ACRES**



Commercial Real Estate
From every angle

Features

Comprises 50,423 sq ft of accommodation on a site of c. 2 acres

Warehouse accommodation c. 6m eaves with excellent high bay extension with 9m eaves

Potential for expansion / further development (STPP)

Highly accessible location in close proximity to the motorway network

Short term rental income



LOCATION

The subject property is situated on Duncrue Crescent, just off Duncrue Road in the popular North Foreshore area of Belfast, c. 1.5 miles north of Belfast city centre and is accessed via Fortwilliam junction, off the M2 motorway.

The nearby motorway network provides easy access to both the north and south of the province, while both Belfast Airports and Belfast Harbour are a short drive away.

Surrounding occupiers include Screwfix, Howdens, Yesss Electrical, National Windscreens, MacBlair Hardware & Builders Merchants, Musgrave Marketplace, Modern Tyres, Plumbmaster, and JHC Hardware.



DESCRIPTION

The property is currently utilised as a kitchen showroom, trade counter and warehouse with ancillary offices and extends to approx 50,432 sq ft.

The office / showroom element has been fitted to an high standard to provide part tiled / carpeted / laminate floors, suspended ceilings with a mix of lighting.

The warehouse element is accessed by front and rear electric roller shutters and benefits from concrete flooring, profile cladding, strip lighting and translucent roof lights and provides an eaves height of c. 6m.

A mezzanine floor provides additional storage plus a number of first floor offices.

A high bay warehouse to the rear provides c. 9m eaves, electric roller shutter doors, concrete flooring, clad walls and roof, LED box lighting and translucent roof panels.

Externally, secure car parking is provided with marshalling areas to the front and rear.

SITE

Circa 2 acre site enclosed by secure fencing with gated access, benefiting from approximately 97 metres of frontage onto the M2. Access is provided directly from Duncrue Crescent, with extensive yard and parking areas surrounding the building. The site also provides generous circulation and servicing space.



ACCOMMODATION

DESCRIPTION	AREA SQM	AREA SQ FT
UNIT 18A		
Warehouse / Storage (Ground Floor)	492.00	5,296
Warehouse Mezzanine	268.00	2,885
GF Office	141.00	1,518
FF Showroom	141.00	1,518
W.C.S	28.30	305
Total	1,070.30	11,521

DESCRIPTION	AREA SQM	AREA SQ FT
UNIT 18		
Warehouse / Storage (Ground Floor)	818.00	8,850
Warehouse Mezzanine	220.00	2,368
GF Offices	154.00	1,658
FF Offices	180.60	1,944
Total	1,372.60	14,775

DESCRIPTION	AREA SQM	AREA SQ FT
UNIT 18 SHOWROOM		
Showroom / Trade Counter	253.00	2,723
Warehouse / Storage GF	452.00	4,865
Mezzanine	633.50	6,819
Loading Bay	45.50	490
Total	1,384.00	14,898

DESCRIPTION	AREA SQM	AREA SQ FT
UNIT 20		
New Rear Warehouse	857.00	9,229
Total	857.00	9,229
Total Including Mezzanine	4,683.90	50,423

Floor areas are approximate and prospective purchasers should ensure the accuracy themselves.



Warehouse Space



High Bay Warehouse



Office Space



Show Room

PLANNING AND DEVELOPMENT POTENTIAL

Following a review of the Belfast Metropolitan Area Plan (BMAP) 2015, we understand that the land is designated as an Area of Existing Employment.

We understand there could be potential to develop up to 530 sq m of additional space, subject to all necessary consents.

TENANCY

There is currently a tenant, Potter Cowan Ltd, in situ until 1 June 2027 at a passing rent of £100,000 per annum. The tenant is also liable for payment of the ground rent - An early surrender to this tenancy may be possible, subject to negotiation.

TITLE

We understand that the property is held by way of long leasehold interest for a term of 99 years from 1 June 1982 at an annual ground rent of £41,950, subject to 7 yearly rent reviews, with the next review due on 1 June 2031.

RATES PAYABLE

NAV:	£103,000:
Rates Poundage 26/27:	£0.65029:
Rates Payable 26/27;	£66,979.87

PROPOSAL

We are instructed to seek offers in excess of £1,500,000 (One million, Five hundred thousand pounds) exclusive.

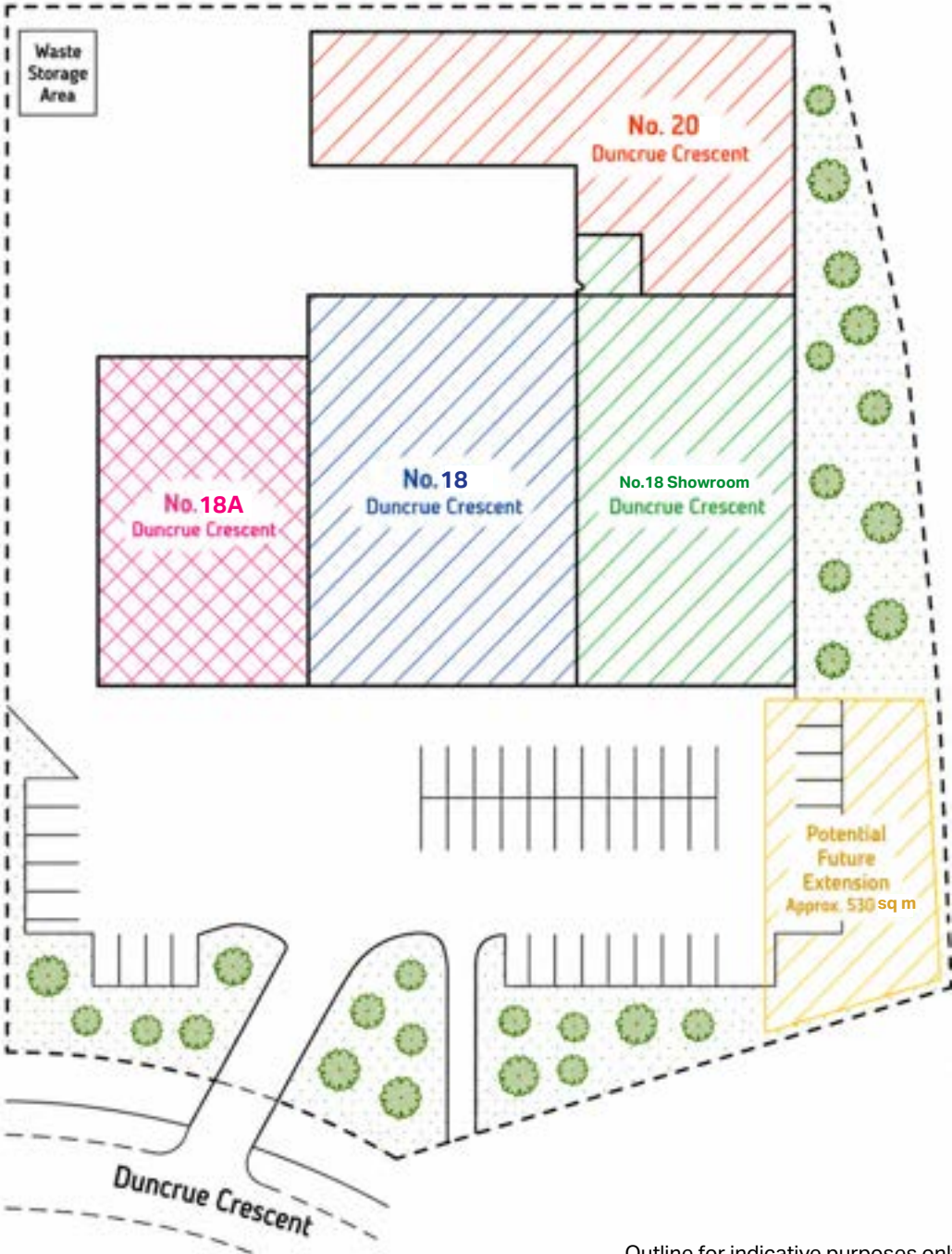
Interested parties should note that the Vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

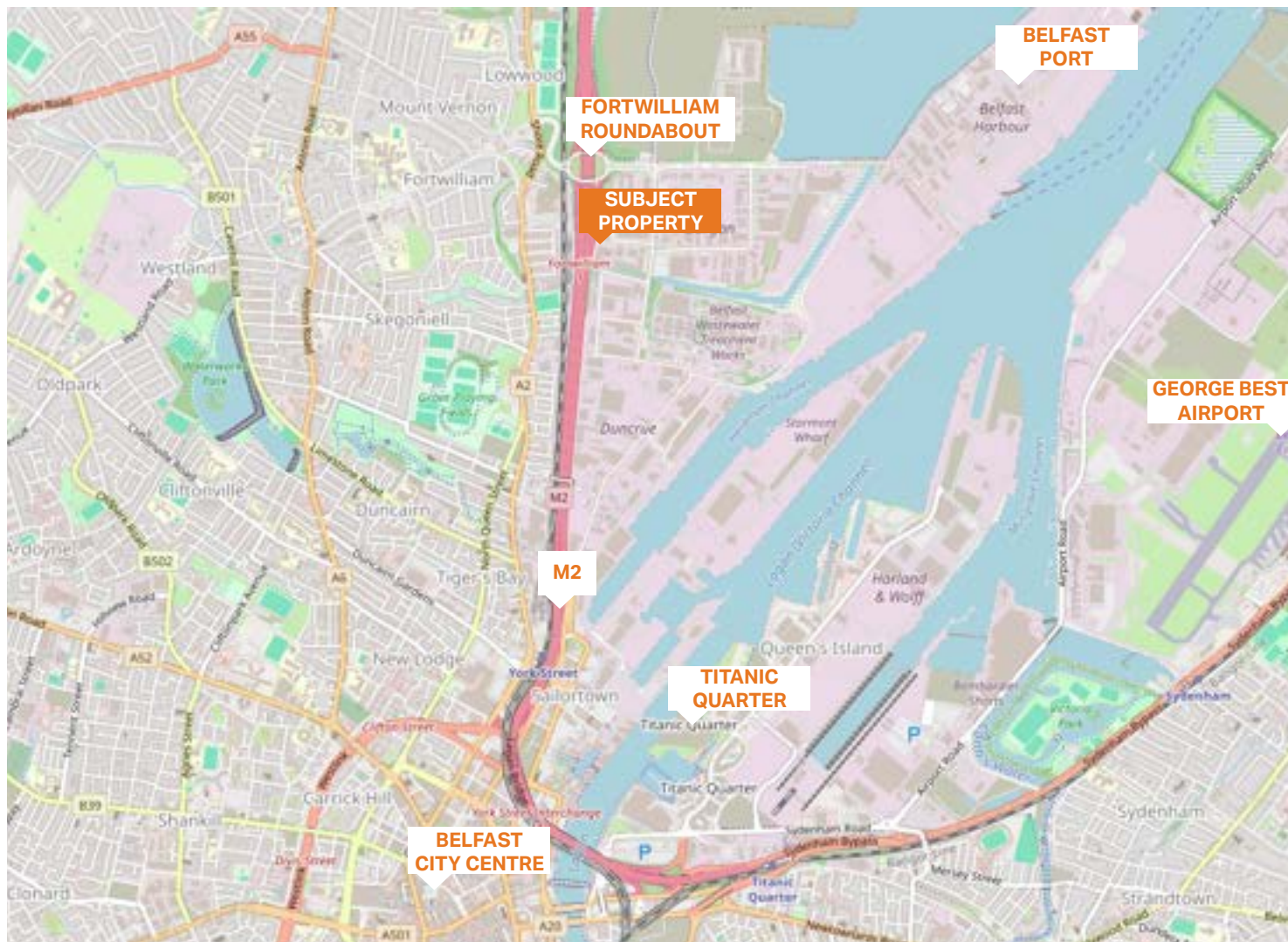
STAMP DUTY

Stamp duty will be the liability of the purchaser.



Outline for indicative purposes only.

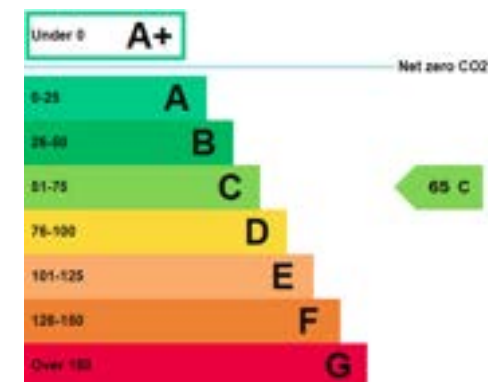
LOCATION MAP



EPC

The property has an Energy Efficiency rating of C65

A full certificate can be made available upon request.



CUSTOMER DUE DILIGENCE

Customer Due Diligence As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksl/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation. **Please Note** The Directors of Ambit CRE for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property. **REF 25585**



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From every angle

FOR MORE INFORMATION

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VIEWING

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by appointment
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