

# Lisney

## FOR SALE/TO LET

Well established convenience  
store c. 3,568 sq. ft.

**"GUYS", 771 ANTRIM ROAD,  
BELFAST BT15 4EP**

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## CONTACT

Lloyd Hannigan  
028 9050 1501  
lhannigan@lisney.com

## BRIEF

- Prominent roadside location on one of the main arterial routes in the north of the City
- Well established business and convenience store location with a shop on site since the 1960s
- Situated in an area of medium and high density housing
- Highly accessible location



WWW.LISNEY.COM



LOCATION .....

The subject property occupies a prominent roadside location on Antrim Road, approximately 5 miles north of Belfast City centre.

Antrim Road is one of the primary arterial routes into the City centre providing access from the north of the City, Newtownabbey and beyond.

The immediate area comprises a mix of medium/high density housing, retail and leisure uses.

Local amenities include Landsdowne Hotel, Fortwilliam Golf Club and Cavehill Country Park.

DESCRIPTION .....

The subject property is a highly visible three storey, detached commercial building comprising basement stores, ground floor convenience store with ancillary stores and a self contained former hair salon on the first floor. The convenience store currently operates under the Vivo symbol.

In addition there is an external solid fuels yard partially covered by a canopy and an external ATM machine operated by Bank Machine Limited.

There are undeveloped lands to the side and rear of the existing shop

building which may provide an opportunity for a shop extension or redevelopment, subject to all necessary statutory consents

TENANCY .....

Bank Machine Limited operate the ATM machine under a 7 year lease commencing 1st May 2012 on a base rent of £3,000 per annum with a top up rent related to the number of transactions.

We have been advised that the rental income since lease commencement has been in the region of £6,000 per annum.

ACCOUNTS .....

Trading information can be made available on request to genuinely interested parties.

OPENING HOURS .....

The shop currently trades from 7am – 8pm, seven days a week.

STAFF .....

Seven part time staff are currently employed.

STOCK .....

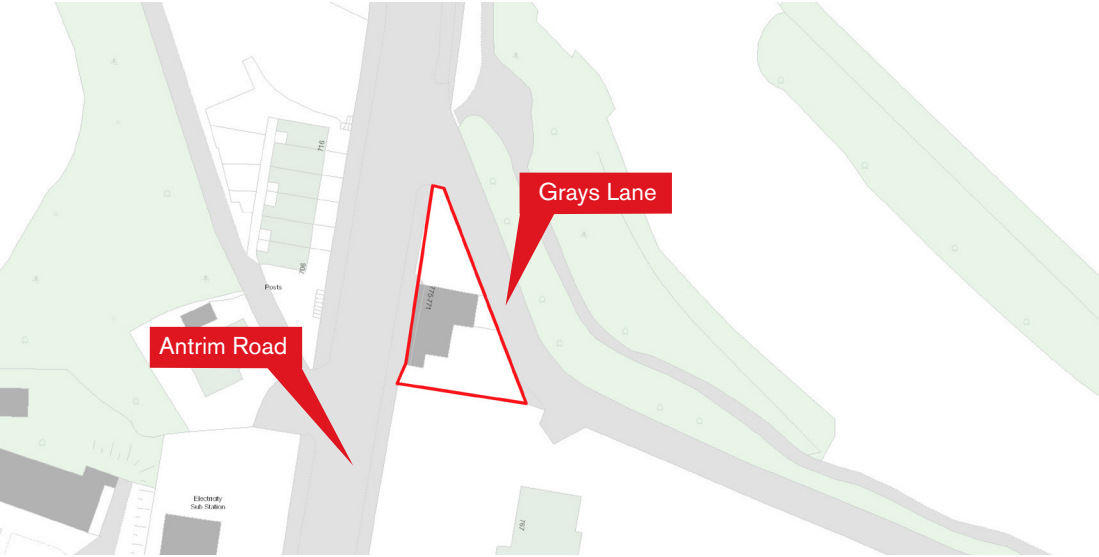
To be sold at valuation.

ACCOMMODATION

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Basement Stores	55.95	602
Ground Floor Sales Area	165.23	1,779
Ground Floor Staff Area	11.59	125
Ground Floor 'Lean To' Stores	18.58	200
First Floor Salon	80.08	862
TOTAL	331.43	3,568
Site Area	0.61 acres	



DEMISE



LOCATION MAP



GROUND FLOOR - D90

Energy Performance Certificate

Northern Ireland

Guys Newsagent  
771-775 Antrim Road  
BELFAST  
BT15 4EP

Certificate Reference Number:  
0660-0134-1259-0808-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpi.gov.uk](http://www.epb.dfpi.gov.uk).

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 177

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 110.93

Benchmarks

Buildings similar to this one could have rating as follows:

81

83

If newly built

If typical of the existing stock

90

This is how energy efficient the building is.

FIRST FLOOR - F127

Energy Performance Certificate

Northern Ireland

Colours  
771a Antrim Road  
BELFAST  
BT15 4EP

Certificate Reference Number:  
9165-3018-0441-0400-6501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpi.gov.uk](http://www.epb.dfpi.gov.uk).

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 93

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 95.31

Benchmarks

Buildings similar to this one could have rating as follows:

82

82

If newly built

If typical of the existing stock

127

This is how energy efficient the building is.

PRICE

Offers in the region of £400,000 excl. are invited.

RENT

Rent on Application

TITLE

We have been advised that the property is held freehold.

RATES

Ground Floor Convenience Store:

NAV £27,900

Rates Payable 16/17 £16,255

First Floor Salon:

NAV £3,300

Rates Payable 16/17 £1,923

The above rates payable figure for the first floor does not reflect Small Business Rates Relief which will apply to the majority of incoming tenants.

VAT

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

CONTACT

Lloyd Hannigan  
[lhannigan@lisney.com](mailto:lhannigan@lisney.com)  
02890 501 501

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