



**491–493 Oldpark Road
Belfast
BT14 6QU**

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FOR SALE

Price: £185,000

Retail Investment Let to Boots Chemist

2,443 Sq Ft (226.93 Sq M)

Excellent
covenant strength

8.38%
net initial yield

Large
residential catchment area

Features

- Investment let to Boots Chemist Ltd
- Full repairing & insuring lease, expiring 31st May 2030 (TBO May 2028).
- Current rent payable of £15,850 per annum
- Bright and spacious accommodation
- The property has traded as a pharmacy since the 1960s
- Additional storage building & ground to rear
- Strong residential catchment area

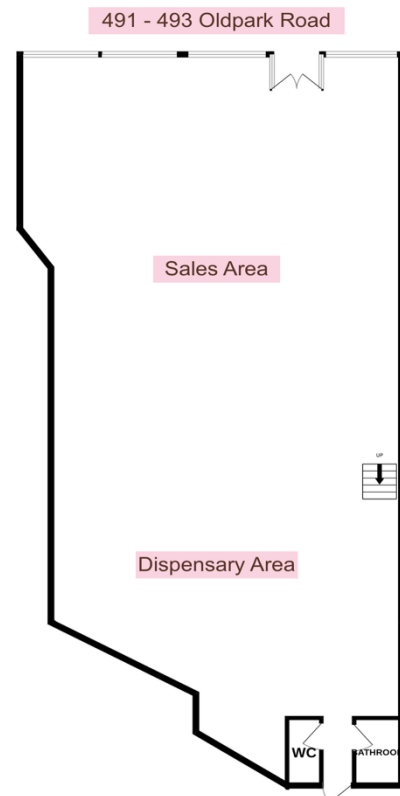
Overview

The property is a single-storey unit occupied by Boots Chemist, located on Oldpark Road and within close proximity of the city centre. The area is primarily residential with some commercial occupiers. The premises comprise a main open plan retail space with a consultation room and dispensary area to the rear, along with an external rear store building, accessible from both the shop and a side entrance from Westland Road.

Request a viewing
07881 202179

Investment Details

Tenant	Boots UK Ltd
Term	5 Yrs from 1 st June 2025
Rent	£15,850 pa
Repair	Full Repairing & Insuring
Tenant Break Option	31 st May 2028 *Subject to 6 mths notice
Rates Payable	£9,837.49 pa (2025) *Tenant pays rates
Tenure	Long-leasehold

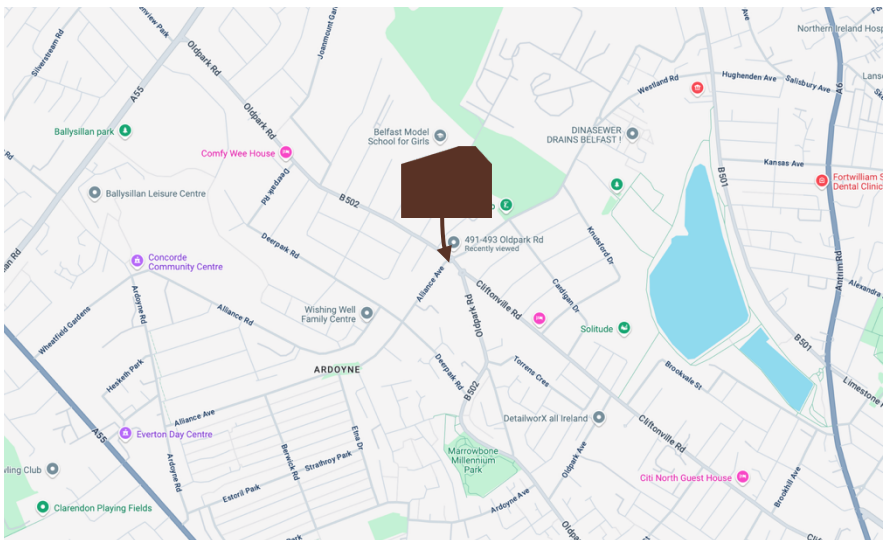


Every attempt has been made to ensure the accuracy of the floor plan, measurements, and details of doors, windows, rooms, and any other items. However, no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested, and no guarantee as to their operability or efficiency can be given.
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For more information
neil@mellon.properties



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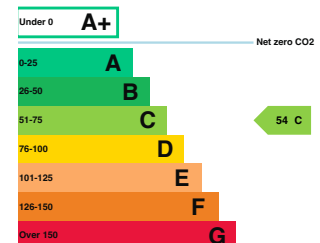
Energy rating
C

Property type

Total floor area

Energy rating and score

This property's energy rating is C.



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