



PRICE REDUCTION

FOR SALE

FORMER PSNI STATION, 50-58 YORK ROAD, BELFAST, BT15 3HE
POTENTIAL DEVELOPMENT OPPORTUNITY - C. 0.3 ACRES



Features

- Former York Road PSNI Station.
- Situated on the outskirts of Belfast City Centre.
- Prominent site totalling circa 0.3 acres.
- Potential development opportunity (Subject to all relevant permissions).

Location

The subject property is located on the periphery of Belfast city centre, on one of the main arterial routes in North Belfast.

The location benefits from exceptional transport links with two connections to the M2 within 1 mile, Yorkgate Train station within 0.4 miles and the City Centre within 0.8 miles.

The subject property has frontage onto York Street, with return frontage onto both Seaview Street and Castleton Avenue.

Description

The site is approximately 0.3 acres and is laid in a 'T' shape.

The former station comprises a three storey building, a two-storey building and a one-storey building, all interlinked with three stairwells. The building is of traditional construction and is cellular in layout.

The open area at the front of the land is currently fenced and access to the site is through double vehicular gates onto Seaview Street with pedestrian access onto York Road.

There is a small yard situated between the main front building and the small rear building, with a row of outbuildings along the southern boundary of the site.



Accommodation

All sizes and areas are approximate and have been measured using Spatial NI;

Site: 0.3 acres
Buildings: c. 13,556 sq ft

Title

We understand the property is held part Freehold, part long leasehold.

Planning History

We understand there is no live planning on the land.

We recommend all interested parties obtain a professional planning opinion regarding the potential of the land.

Rates Payable

The property is currently rated as a Police Station therefore rates will need reassessed following the sale of the property.

NAV	£17,500
Rate Poundage 22/23	0.551045
Rates Payable 22/23	£9,643 approximately

We understand current rates payable are at 50% vacancy rates.





Asking Price

£200,000 exclusive.

Value Added Tax

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

EPC

The building has an energy rating of C74. Full certificate available on request.



Contact

Strictly by appointment with the Selling agent.
For further information please contact:

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