



FOR SALE

9A ABBEYVILLE STREET, WHITEABBEY, BT37 0AG

POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY (STPP) OF C. 0.4 ACRES

Lisney

Features

- ◆ Prime residential development opportunity (subject to necessary consents).
- ◆ Rectangular flat site of circa 0.4 acres.
- ◆ Excellent transport links nearby.
- ◆ Sought after residential location.

Location

The property lies six miles north of Belfast city centre. The local area is popular with commuters and benefits from a number of amenities, including Abbeycentre Shopping Centre, Whiteabbey Village, Loughshore Park and Hazelbank Park.

The land is situated on Abbeyville Street, a quiet residential area off the Shore Road, benefitting from close proximity to the M5 motorway and Whiteabbey train station to provide strong transport links.

The property is surrounded by terraced dwellings, detached dwellings and apartments / student housing.

Description

The subject asset comprises a main building and mobile building on a rectangular site of c. 0.4 acres.

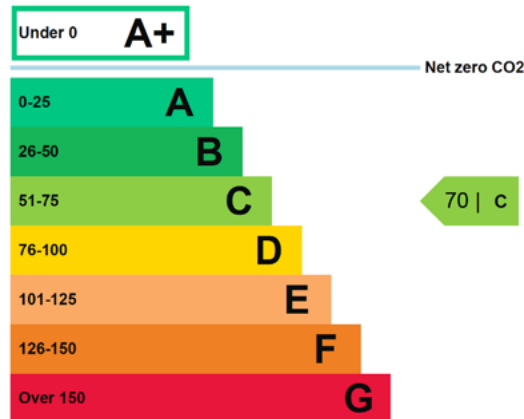
The main building is a single storey former maintenance depot which was last in use around 2007. The building

comprises three large rooms, with a number of small rooms and storage rooms at the rear. The front rooms benefit from large windows and high ceilings, giving a light and airy feel.

A mobile building sits behind the main building, unfortunately no access is available to view this building.

EPC

The property has an Energy Efficiency rating of C70. The full Certificate can be made available upon request.



Rates

Following a review of Land & Property Services Non-Domestic Rating List, we confirm the following:

Net Annual Value	£4,350
Rate in the £ 22/23	£ 0.523981
Payable	£2,279





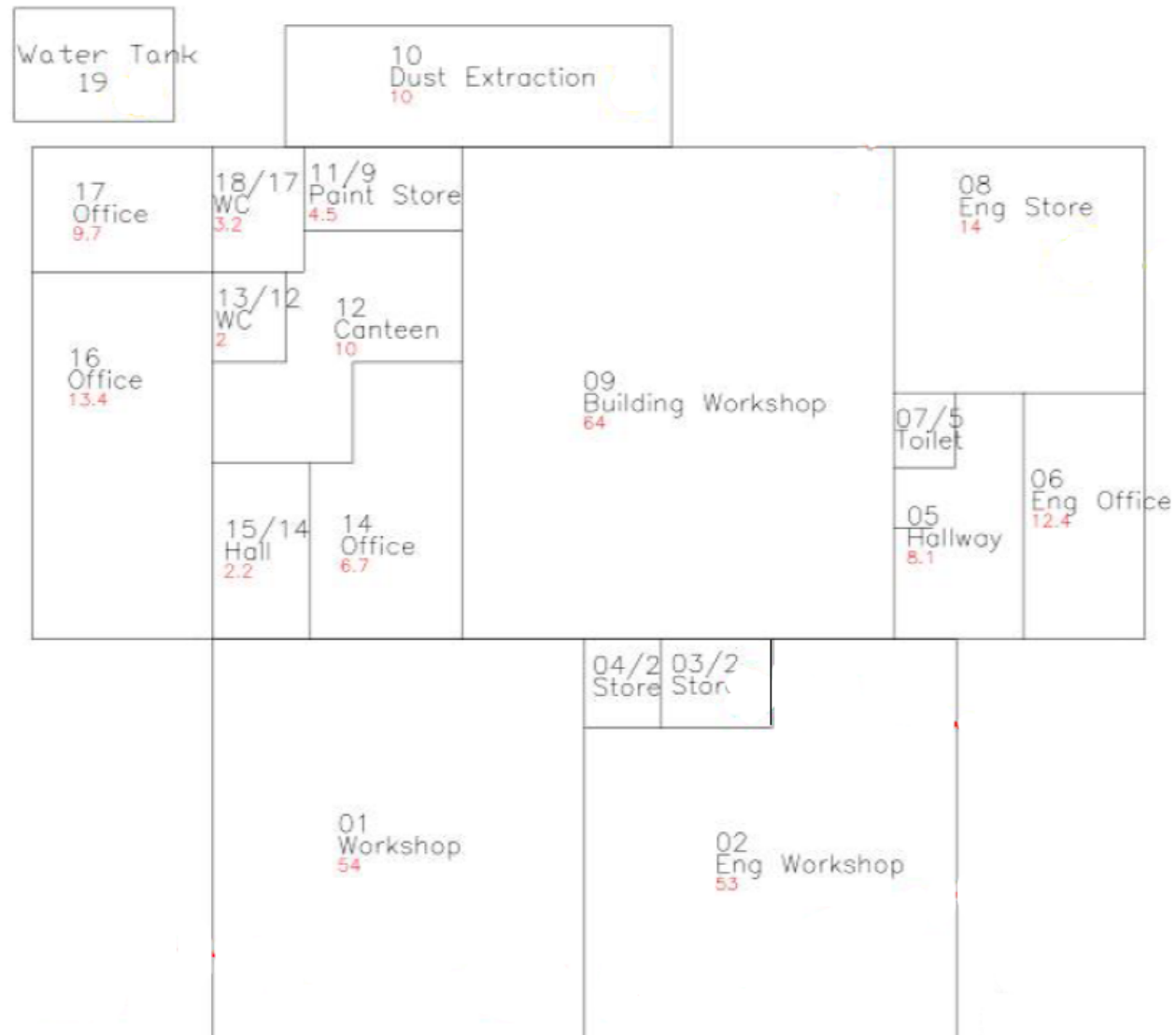
OUTLINE FOR INDICATIVE PURPOSES ONLY

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INDICATIVE FLOOR PLANS



Accommodation

Following measurement on Spatial NI, we understand that the site extends to c. 0.4 acres.

We understand the building extends to c. 2,874 sq. ft. (267 sq. m.).

Planning History

We understand there are no recent or live planning applications relating to the subject property.

The land is situated within the Development Limit and is zoned as White Land.

Title

We understand the property is unregistered Freehold.





Asking Price

Offers in excess of £200,000 excl.

Stamp Duty

Will be the responsibility of the purchaser.

Value Added Tax

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

Contact

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

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