



FOR SALE

33 OAKFIELD DRIVE, CARRICKFERGUS, BT38 7SP  
FORMER COMMUNITY HALL OF C. 1,204 SQ. FT.

Lisney

## Features

- ◆ Refurbishment/development opportunity (STPP).
- ◆ Building comprising c. 1,204 sq. ft. on a site of c. 0.07 acres.
- ◆ Suitable for a wide variety of uses (subject to necessary consents).
- ◆ Zoned 'Whiteland' and within the Development Settlement Limit.

## Location

The subject property is located on Oakfield Drive, situated on the corner near the junction of Sullatober Close, in the coastal town of Carrickfergus.

Carrickfergus is approximately 12.5 miles north of Belfast city centre, 10 miles south of Larne and 20 miles east of Antrim. The property benefits from nearby amenities and is in close proximity to multiple education institutions, both primary and secondary, as well as the University of Ulster which is circa 5 miles away.

Belfast Road and Carrickfergus Train Station are both circa 1.6 miles from the subject to provide strong transport networks.

## Description

The subject is a former community centre, comprising a single-storey building of circa 1,204 sq. ft. on an irregular shaped site of circa 3,129 sq. ft.

The property is bounded by a brick wall along one side and hedging along the other, with a small surfaced yard area to the rear.

## Accommodation

Based on measurements from Spatial NI, we understand the subject property to comprise the following accommodation:

AREA	SIZE (SQ. FT.)
Building	1,204 approximately
Site	3,129 approximately

## Sale Price

£30,000 exclusive.

## Title

We understand the property is held Freehold under Folio Number 30907.

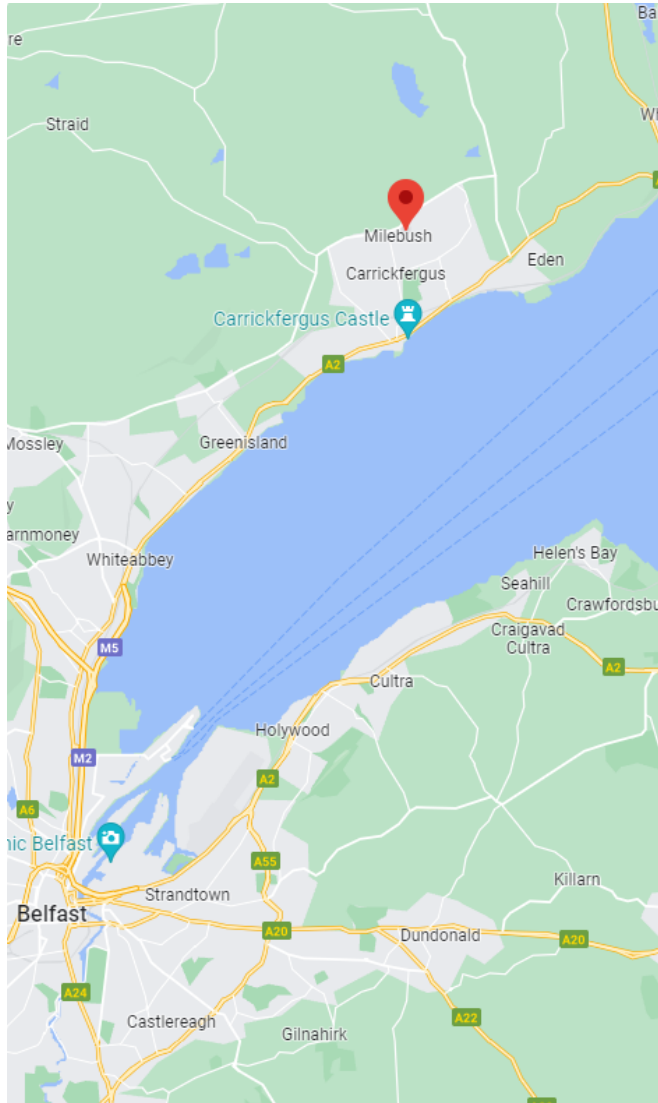
## Stamp Duty

This will be the responsibility of the purchaser.



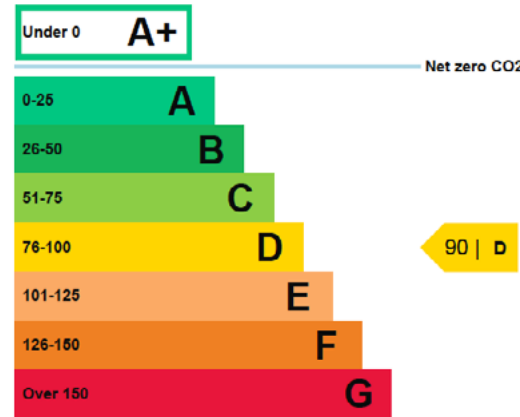
FOR INDICATIVE PURPOSES ONLY





## EPC

The property has an Energy Efficiency rating of D90. The full Certificate can be made available upon request.



## Value Added Tax

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

## Contact

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

Roddy Main

028 9050 1569 / 07938 483 496

[rmain@lisney.com](mailto:rmain@lisney.com)

## Rates Payable

Ground Floor

Net Annual Value £3,950

Rate in the £ 22/23 0.523981

Payable £2,069 approximately

Further information is available at [www.lisney.com](http://www.lisney.com)

