

FOR SALE

331 Cregagh Road, Belfast BT6 0LE

PRIME DEVELOPMENT LAND OF C. 0.4AC WITH EXISTING BUILDING OF 3,932 SQFT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Potential residential development site (STPP)

Ideal property for owner occupier business

Located approximately 2 miles from Belfast City Centre

Single story building of 3,932 sqft with on-site car parking

Flat, rectangular site of c. 0.4 acres

Property outline for indicative purposes only

LOCATION

The subject property is situated in East Belfast, on the Cregagh Road, an important arterial route approximately 2 miles from Belfast City Centre. This location benefits from excellent transport links, including regular bus services, the outer ring road, and the A55, ensuring efficient connectivity across the city and beyond.

The Cregagh Road is a popular residential area in close proximity to Forestside Shopping Centre and Drumkeen Retail Park, along with a range of local independent cafes and retailers.

The subject land falls within the catchment area for a number of primary and secondary schools.

DESCRIPTION

The property comprises of a single storey building with vehicular access from South Bank Road. It occupies a flat, rectangular site of approximately 0.4 acres, located within a well-established residential area.

Internally, the property comprises of a central lobby leading to a series of private rooms, bathrooms and stores.

The property offers flexibility for reconfiguration due to the stud wall partitioning.

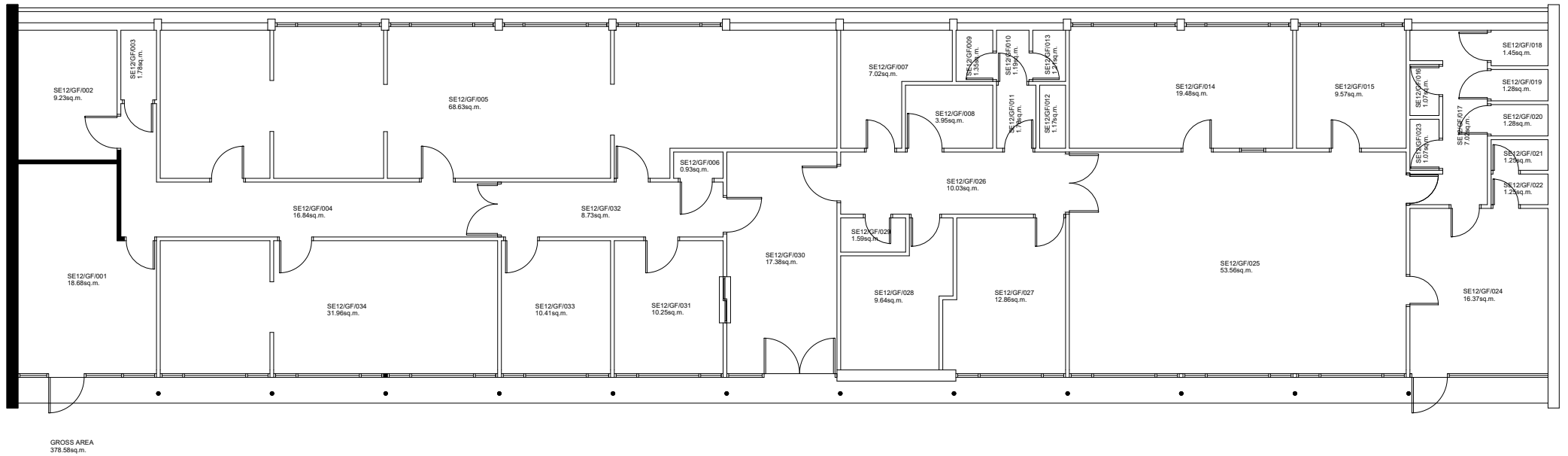
The building provides an abundance of natural lighting throughout with large windows along the entire south facing elevation.

Externally, the site is predominantly laid in tarmac and is enclosed by perimeter fencing and boundary walls. It offers a self-contained and accessible layout, presenting strong redevelopment potential (STPP).





FLOOR PLAN



ACCOMMODATION

From measurements taken on Spatial NI, we estimate that the approximate site area is c.0.4 acres.

From measurements taken on site, the approximate area of the building is 3,932 sqft.

TITLE

Freehold

PRICE

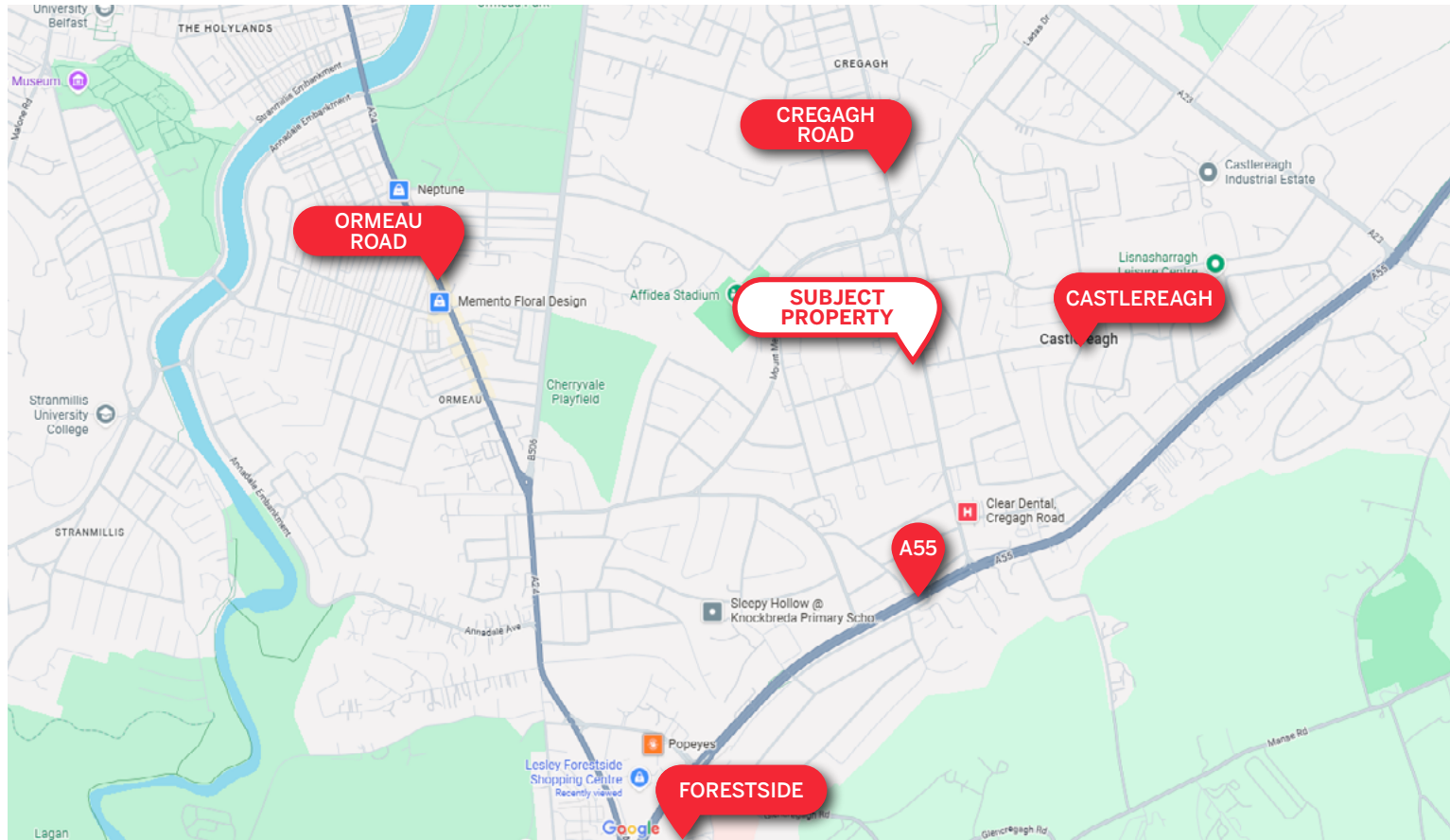
Offers over £300,000

RATES PAYABLE

Capital Value:	£27,800
Rates Poundage 2025/26:	0.626592
Rates Payable:	£17,419.26



LOCATION



VAT

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

STAMP DUTY

Stamp duty, if applicable will be the liability of the purchaser.

EPC

The EPC rating is D99.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	99 D
101-125	E	
126-150	F	
>150	G	

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24693

Lisney

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