

**FOR SALE**

## 19–21 Upper Dunmurry Lane, Dunmurry, BT17 0AA

FORMER CLINIC & LIBRARY ON A SITE OF C. 0.22 ACRES WITH REDEVELOPMENT POTENTIAL (STPP)

**Lisney**

COMMERCIAL REAL ESTATE



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## FEATURES

Potential residential development site (STPP)

Prominent location in Dunmurry town centre

Flat, rectangular site of c. 0.22 acres

### LOCATION

The subject property is located on Upper Dunmurry Lane in Dunmurry, approximately 5 miles from Belfast City Centre.

The area benefits from strong transport links, including regular bus services, Dunmurry railway station and direct access to the M1 motorway, providing convenient access to Belfast, Lisburn and the wider province.

Dunmurry is a popular commuter town with a range of local amenities including shops, cafés, schools, and commercial facilities.

The surrounding area is mainly residential, with some small local businesses and community uses nearby, providing a convenient and well-established setting.



## DESCRIPTION

The subject comprises a detached commercial premises previously operated as Dunmurry Clinic & Library. The property is arranged over two floors and occupies a site of approximately 0.22 acres.

Given the prominent town centre setting and flat rectangular nature of the site, the property may lend itself to redevelopment for a range of alternative uses, subject to the necessary statutory consents.

## ACCOMMODATION

From measurements taken on Spatial NI, we estimate the site area is c.0.22 acres.

From measurements taken on site, the approximate area of the premises is 3,240 sqft.

## TITLE

Long leasehold for a term of 999 years from 1 November 1950.

## PRICE

£200,000

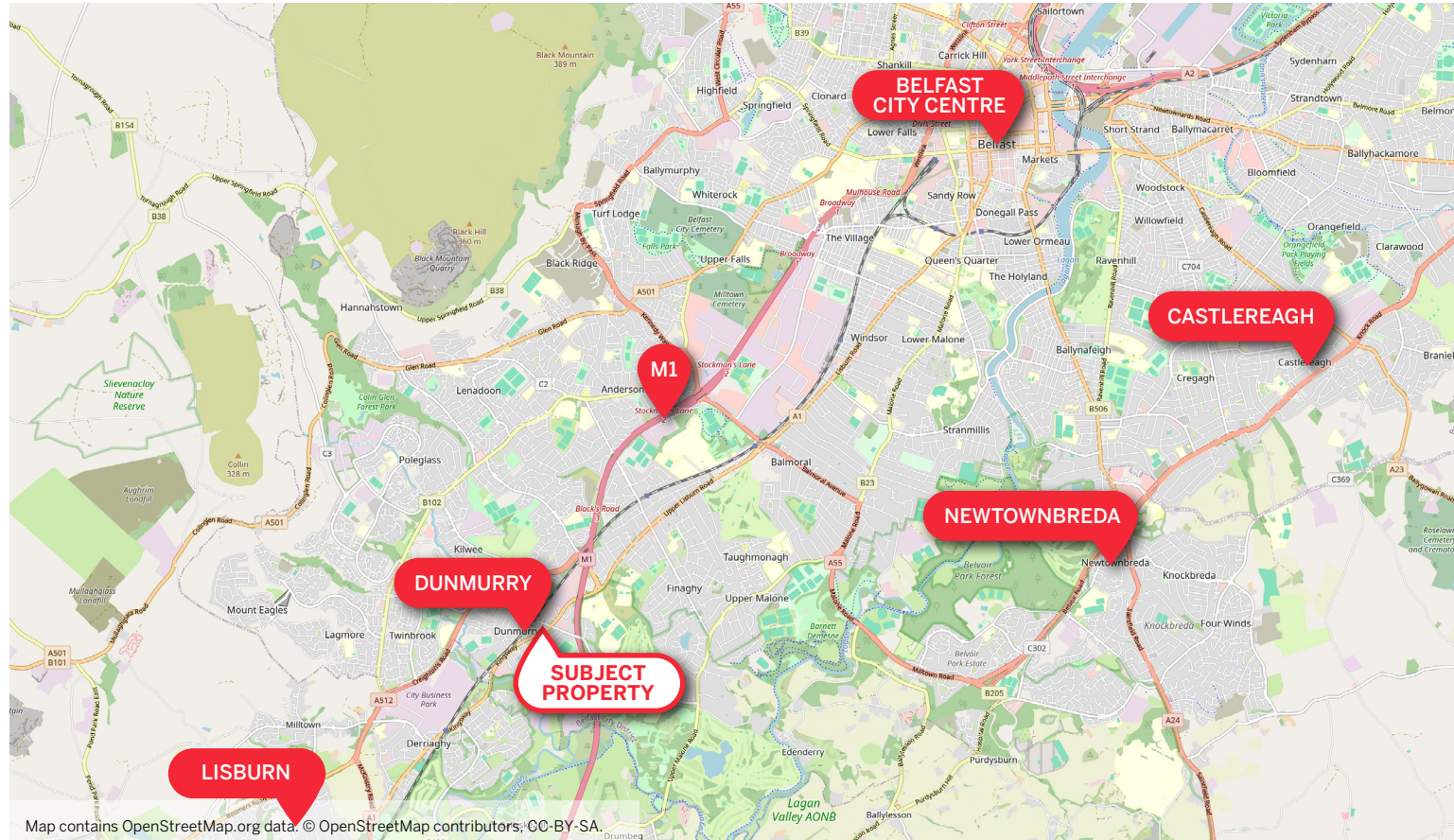
## RATES PAYABLE

Capital Value:	£21,400
Rates Poundage 2026/27:	0.65029
Rates Payable:	£13,916.21



*Outlines for indicative purposes only*

## 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 property has an Energy Efficiency rating of 95D. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO <sub>2</sub> emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	95 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/ukxi/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 25381

# Lisney

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Viewing strictly by appointment with the sole selling agent Lisney

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