



**Instinctive
Excellence
in Property.**

For Sale

**Commercial/Residential
Development Opportunity**

1 Serpentine Road
Newtownabbey
BT36 7HA

**COMMERCIAL / RESIDENTIAL
DEVELOPMENT OPPORTUNITY**



For Sale

Commercial/ Residential Development Opportunity

1 Serpentine Road
Newtownabbey
BT36 7HA

**COMMERCIAL /
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**

- Prominent detached property on site of 0.2 acres.
- Excellent location with ease of access to M2 motorway and Belfast city centre.
- Suitable for a wide variety of uses, subject to planning permission.

Location

The subject property is located on the corner of Serpentine Road and the busy Whitewell Road in Newtownabbey. The property benefits from close proximity to the M2 motorway allowing a 10 minute drive time to Belfast city centre.

The surrounding area comprises mainly of residential with the Throne Centre and Abbey Centre within a 5 minute drive.

Description

The property is a detached three storey commercial building in need of refurbishment. The property is set on a site of 0.23 acres providing space for on-site parking.

Previously used as a beauty salon, the property may be suitable for a wide variety of uses subject to the necessary planning consents.

Accommodation

Ground Floor	:	78.22 sq m	841 sq ft
First Floor	:	68.98 sq m	742 sq ft
TOTAL		182.93 sq m	1,968 sq ft

Site Area : 0.2 acres

All areas being approximate.

Rateable Value

We have been advised by Land and Property Services that the property has a Net Annual Value of £10,700.

The rate in the £ for 2018/2019 is £0.580611

Therefore the rates payable are estimated to be £6,212

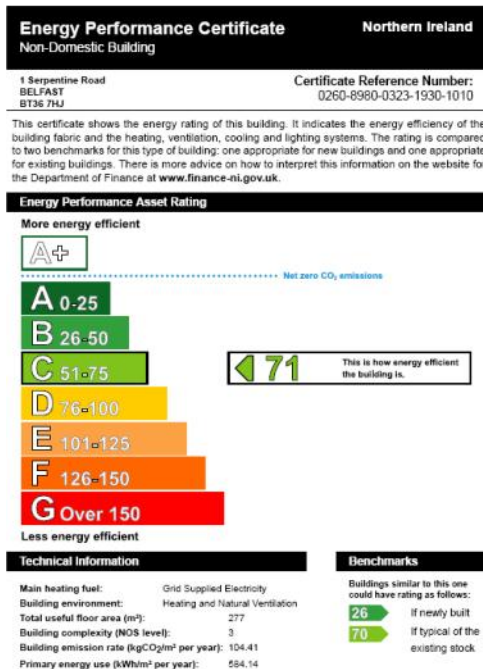
VAT

All prices quoted are exclusive of VAT which may be payable.

Price

We are inviting offers in the region of £195,000 exc.

EPC



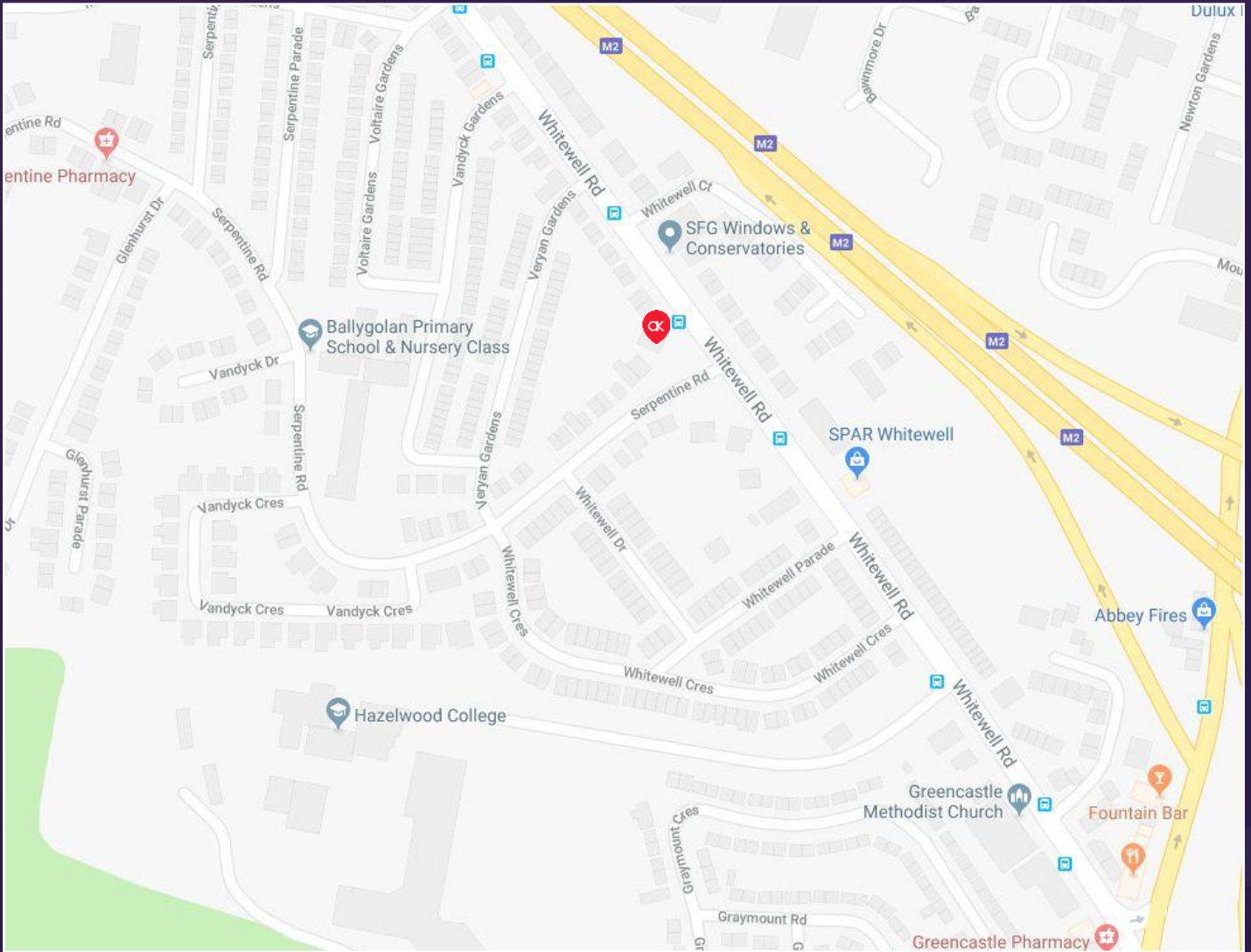
Site Plan



Photos



Location Maps



FOR INDICATIVE PURPOSES ONLY

Osborne King

The Metro Building
6-9 Donegall Square South
Belfast
BT1 5JA

T: 028 9027 0000

F: 028 9027 0011

E: property@osborneking.com

 @OsborneKingNI

RICHARD MCCAIG

T: 028 9027 0034

M: 079 0352 5280

richard.mccaig@osborneking.com



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 (<http://www.legislation.gov.uk/ukxi/2017/692/made>). 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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.