



**Instinctive
Excellence
in Property.**

For Sale

**Mixed use property with opportunity for
redevelopment/refurbishment**

535 Antrim Road
Belfast
BT15 3BU

**REFURBISHMENT/REDEVELOPMENT
OPPORTUNITY**



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Location

The property is located in a prominent position on the busy Antrim Road at the corner of Glandore Gardens. It is highly visible from the road and benefits from a high level of passing vehicular traffic. The surrounding area is made up of a good mix of commercial and residential properties.

Surrounding occupiers include Yoggie Berrie, Subway, Mul on Mul Café and Pizzawork. It is located on one of the main arterial routes from Belfast city centre and is only a 13 minute drive to Belfast City Hall. It also benefits from Metro bus services which run regularly within the area.

Belfast Castle, Belfast Zoo and Cavehill Country Park are also located within close vicinity of the property.

Description

This property is a mixed use commercial and residential building arranged across the ground, first and second floor. It comprises of an interlinked fully fitted ground floor shop with 5 bed residential accommodation located on the first and second floor that is finished to a high standard to include painted and plastered walls, concrete flooring and gas fired central heating throughout.

Accommodation

The property has been measured in line with the RICS Code of Measuring Practice 6th Edition with all areas being approximate.

SUITE	AREA (SQ M)	AREA (SQ FT)
Ground Floor Shop	80.84	870.15
First Floor	66.44	715.15
Second Floor	66.08	711.28
Garage	16.27	175.13
Total	299.63	2,471.71

Site Area

The site extends to approximately 0.1 acres (0.04 hectares).

Planning

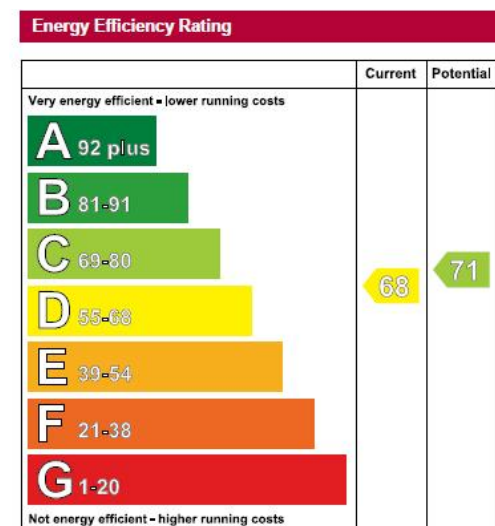
The property is zoned within the “Plan Area Settlement”, under the Belfast Metropolitan Area Plan 2015.

Having carried out a Planning Online search we have been unable to identify any specific planning applications for the subject property in recent times.

Redevelopment/Refurbishment Opportunity

This property offers the purchaser the opportunity to refurbish or redevelop the property subject to necessary planning consent.

EPC



Rates

Having researched the LPS website we have identified the following information in relation to the subject property.

Residential Unit Capital Value - £75,000
Domestic Rate in the £ for 2019/2020 - £0.007901

Retail Unit NAV - £9,450
Non Domestic Rate in the £ 2019/2020 - £0.614135

Estimated rates payable - £6,396.20 p.a.

Price

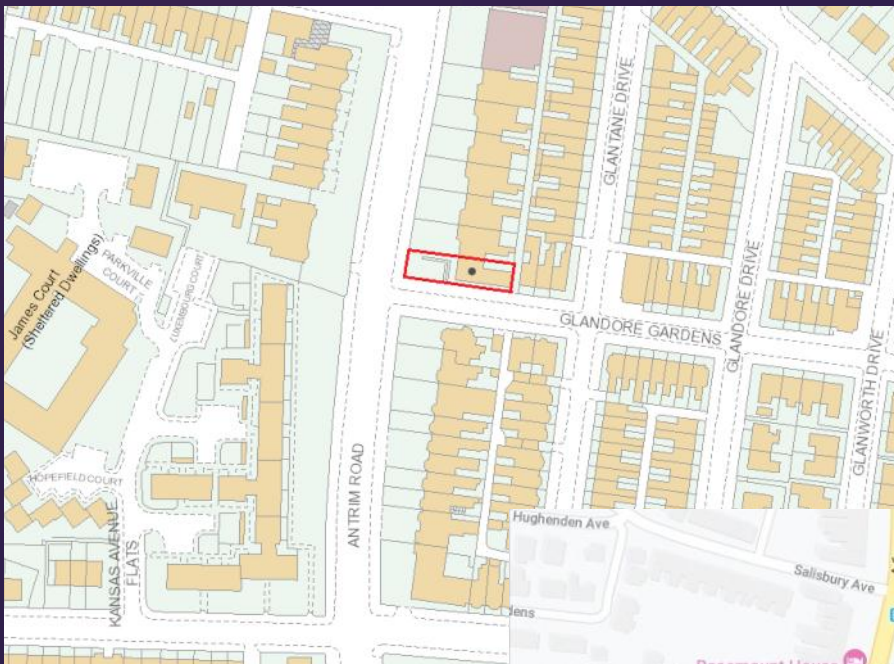
Offers in excess of £225,000 exclusive.

VAT

Prices quoted are exclusive of but may be liable to VAT.



Location Maps



FOR INDICATIVE PURPOSES ONLY

Osborne King

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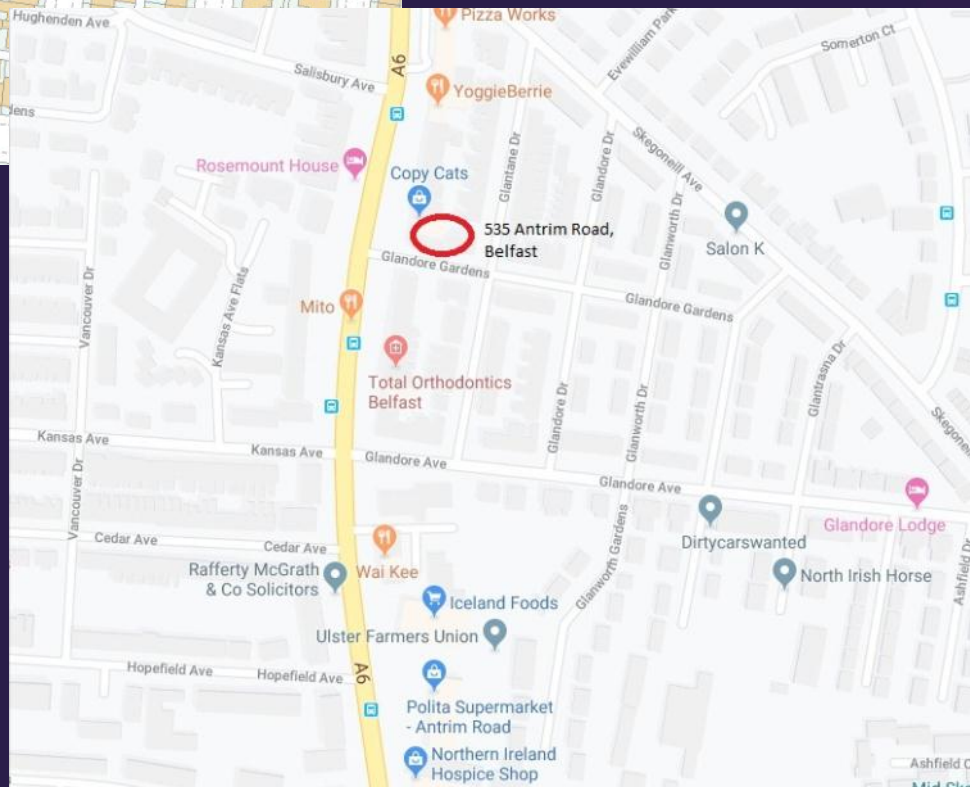


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MISREPRESENTATION ACT 1967

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