



**For Sale** Development Site  
**With Planning For Hot Food Unit**

224 Tates Avenue, Belfast BT12 6NB



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COMMERCIAL

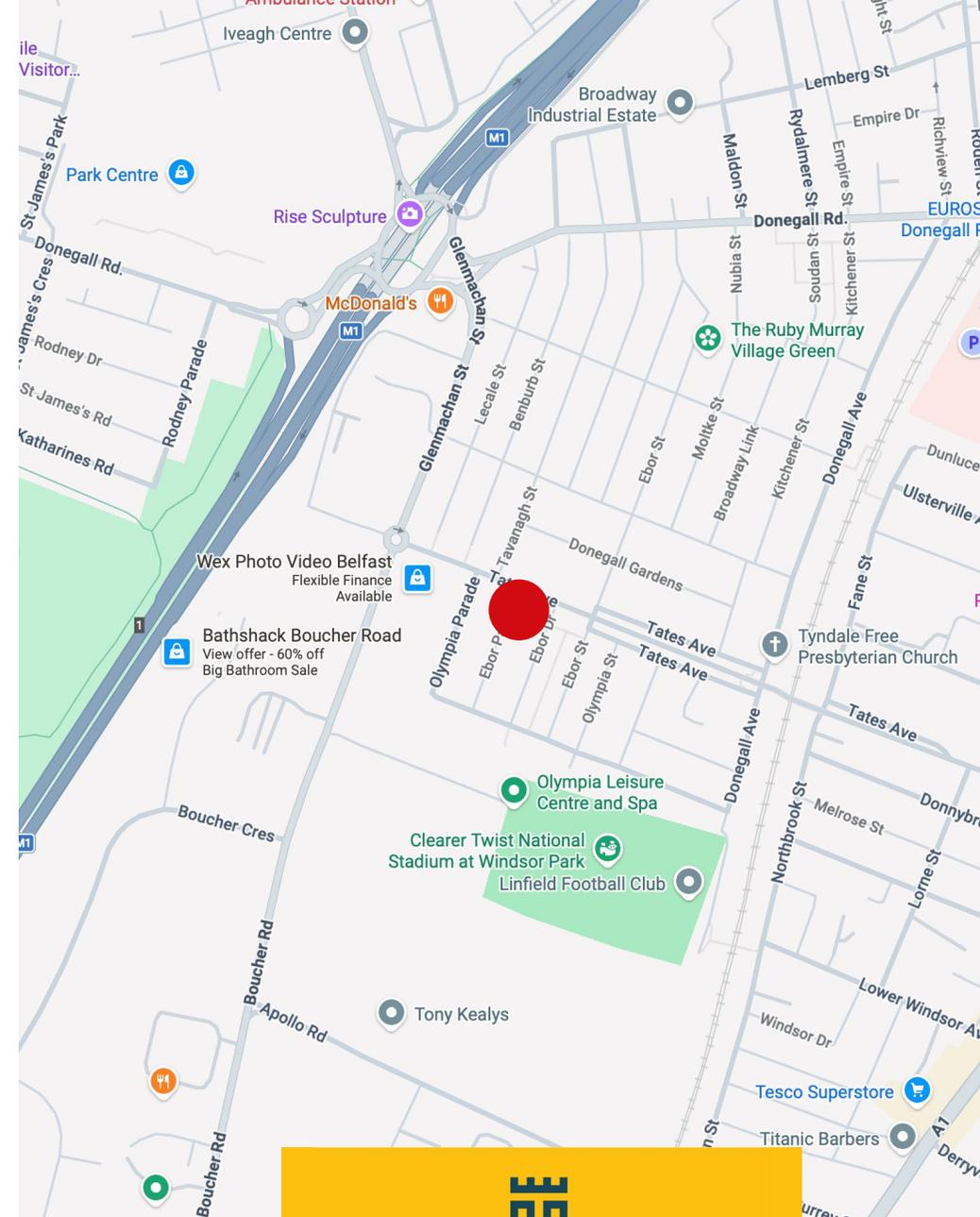
**028 90 500 100**

## LOCATION

- The subject property is prominently situated on Tates Avenue, a key arterial route in south Belfast linking to the Lisburn Road and local transport corridors, approximately 1.9 miles south-west of Belfast City Centre..
- The property is within walking distance (circa 10 minutes) of Adelaide Train Station, providing direct rail access to Belfast city centre and beyond.
- The locality supports a variety of established businesses and services, including convenience retail and fuel forecourt at SPAR Maxol Tates Avenue, food-to-go and fish and chip outlets, vehicle sales/servicing uses and other local traders clustered along Tates Avenue itself.

## DESCRIPTION

- The subject property comprises a single storey commercial building occupying a prominent roadside position on Tates Avenue, within a well-established and busy urban area of south Belfast.
- The property is in need of repair and refurbishment, presenting an opportunity for value enhancement through upgrading and reconfiguration to suit modern occupational requirements.
- The property currently benefits from planning permission for change of use from retail unit to hot food takeaway facility (Application Ref: LA04/2022/1355/F), offering flexibility for a range of food and beverage operators.
- The building would be well suited to an investor seeking to refurbish and let, or alternatively to an owner-occupier looking to establish a business in a high-traffic location.
- Situated on a busy arterial route with strong passing trade, the property benefits from high visibility and accessibility, supporting both convenience and destination uses.



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## ACCOMMODATION

Site Area 1,000 Sq Ft

## SALE DETAILS

Title: Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price: Offers are invited in the region of £150,000 exclusive.

## RATES INFORMATION

### 224 Tates Avenue

NAV: £3,000

Rate in £ 2024/25 = 0.626666

Therefore Rates Payable 2024/25 = £1,880

### 224A Tates Avenue

NAV: £1,900

Rate in £ 2024/25 = 0.62684210526315

Therefore Rates Payable 2024/25 = £1,191

Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

The Property may be liable for Value Added Tax



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## EPC

Awaiting EPC



Not to Scale

## CONTACT

For further information or to arrange a viewing contact:

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## McKibbin Commercial Property Consultants

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