

## 263 Antrim Road , Belfast, BT15 2GZ

**Offers In The Region Of  
£159,950**

Substantial Commercial / Residential / Investment Opportunity For Conversion To Apartments and Retail Unit Plus Previously Granted Planning Permission For Short Term Lettings

A unique opportunity to purchase a substantial building holding a prime position set within this most popular section of the Antrim Road. Full planning has previously been granted for 6 self contained apartments and a ground floor retail unit. The proposed layout comprises ground floor retail unit, 6 apartments comprising 4 x 1 bedroom and 2 x 2 bedroom apartments. The building is suitable to wide variety of uses with short term and long term rental available, Air B&B or development and sale.

While the current planning has lapsed this project represents an excellent opportunity for the investor or developer alike and Immediate Inspection Is Highly Recommended!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 263 Antrim Road , Belfast, BT15 2GZ

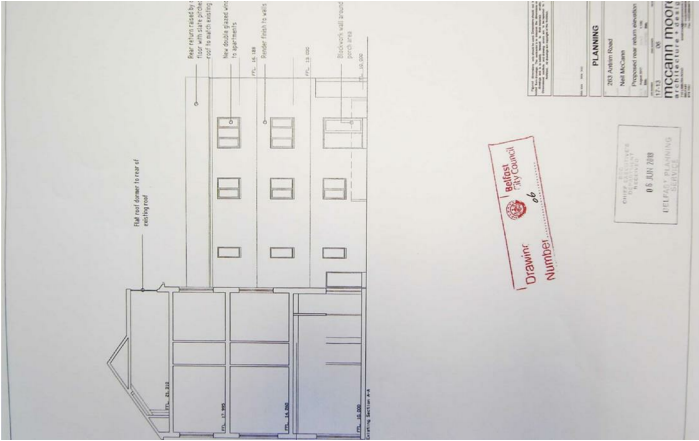
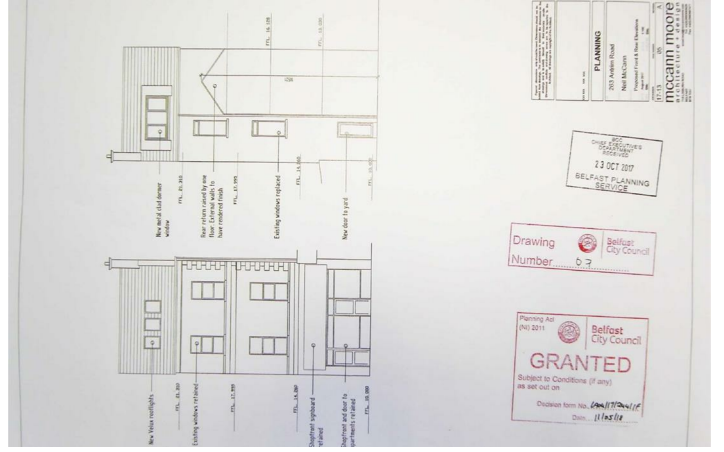
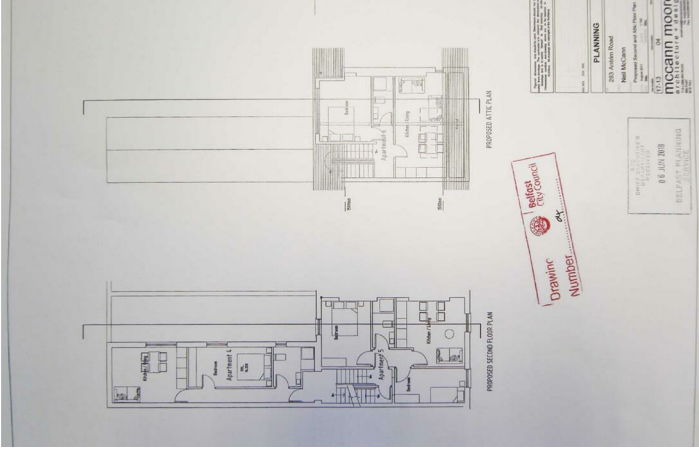


- Commercial And Residential Development
- Adaptable Configuration Suitable for Short/Long Term Rental or Air B&B
- Superb Development Opportunity
- Full Planning Permission Previously Granted
- Unique Opportunity
- For 6 Self Contained Apartments Plus Ground Floor Retail Unit
- Most Convenient Location

- 1
- 2
- 3
- 4
- 5
- 6



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark