

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FOR SALE

**DEVELOPMENT SITE
FOR 2 NEW SHOP
UNITS**

**100/102 SHAWS ROAD
BELFAST
BT11 9PR**

**PLANNING PERMISSION
GRANTED**



CONTACT:

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**McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS**

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DESCRIPTION

- Superb opportunity to acquire a site for the development of 2 new retail units, adjoining an established retail parade.
- Planning permission is approved for 2 new units of approximately 516 sq ft each (Planning Ref: LA04/2018/0071/F)

LOCATION

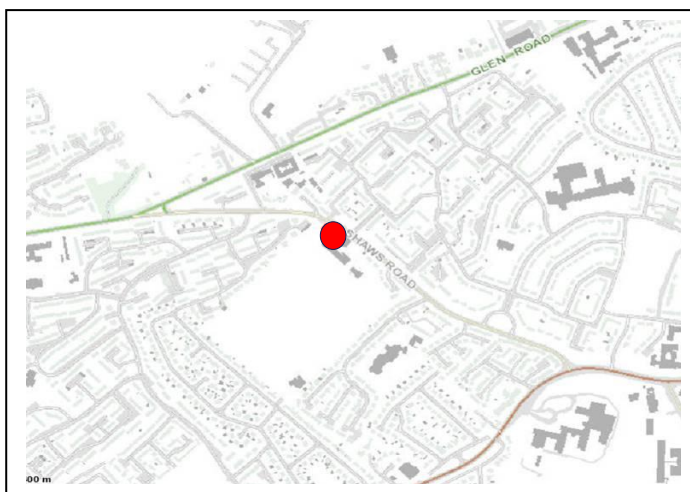
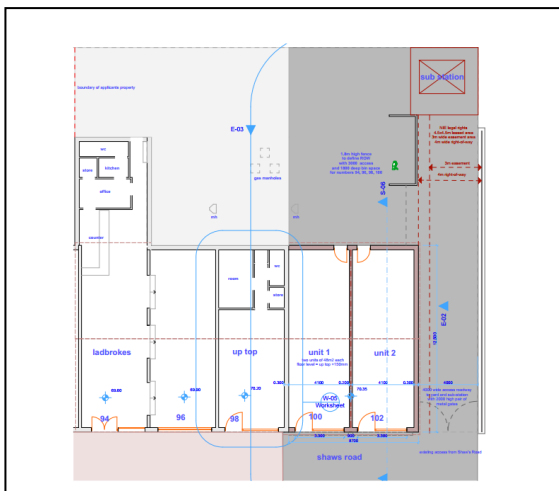
- The retail parade is prominently located on the Shaws Road which runs between the Andersonstown Road and Glen Road in West Belfast and serves a densely populated residential area.
- Suitable for a variety of retail uses, subject to any necessary statutory consents.

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FOR SALE

Development Site for 2 new shop units
100/102 Shaws Road, Belfast, BT11 9PR



PLANNING PERMISSION (REF: LA04/2018/0071/F)

Planning has been granted for the development of 2 no. single storey retail shop units, adjacent to a block of commercial units.

PROPOSED ACCOMMODATION

UNIT	FRONTAGE	AREA
1	4.1 m	48 m ² (516 ft ²)
2	4.1 m	48 m ² (516 ft ²)

RATES INFORMATION

To be assessed by Land & Property Services after completion.



SALE DETAILS

Title:

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

PRICE

Offers of £120,000 and above are invited.

VAT

All prices, rentals and outgoings are exclusive of, but may be liable to Value Added Tax.

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 5 years from when you cease to have a contractual relationship with McKibbin Commercial. 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.

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