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## Prime Redevelopment Opportunity with FPP



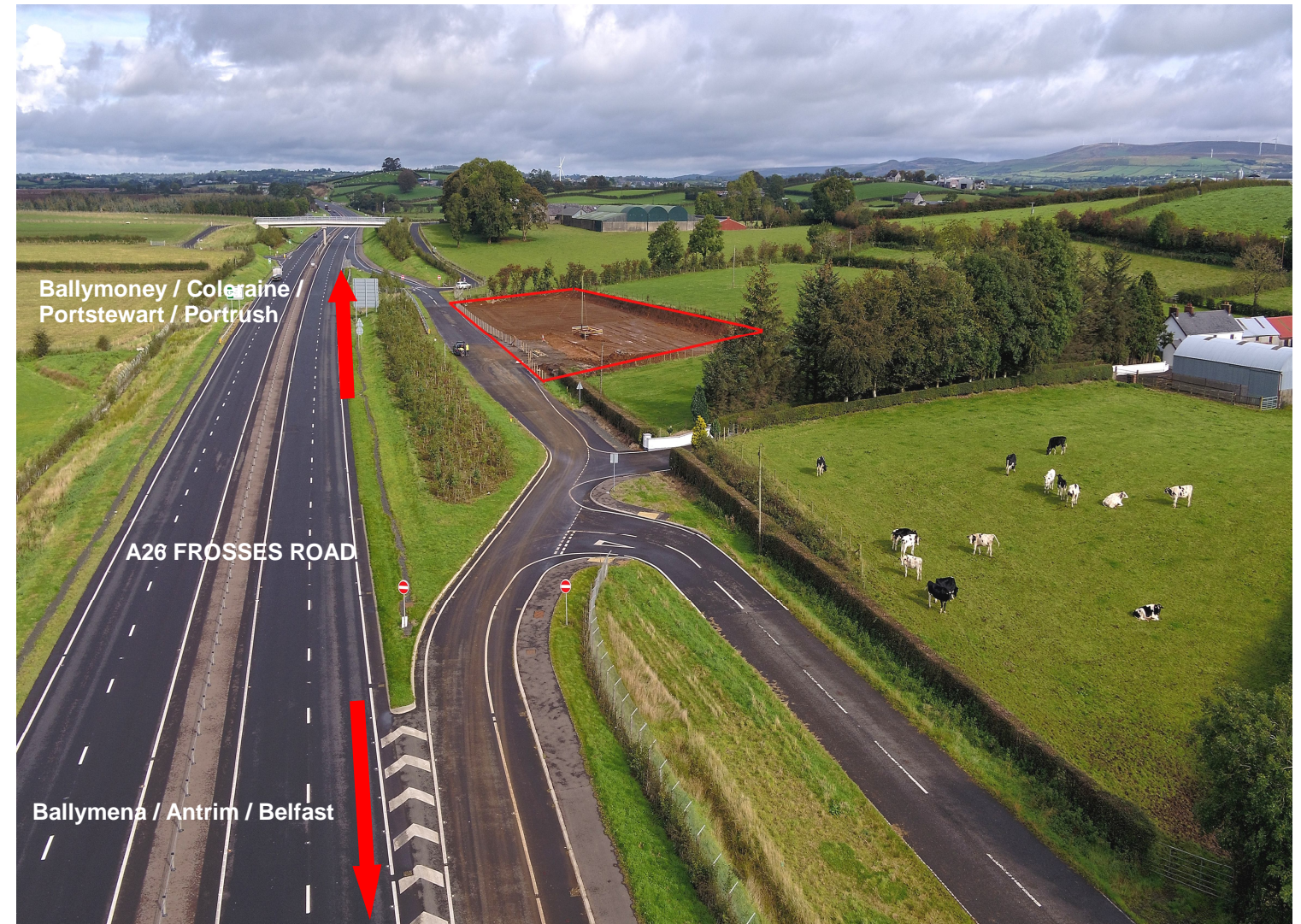
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## 318 Frosses Road, Ballymena



## Prime Development Opportunity with FPP

Asking Price - £350,000

- Former Petrol Filling Station Site with Full Planning Permission (LA02/2016/0213/F)
- Situated adjacent to the A26 Frosses Road Dual carriageway which links Belfast and the North West of the province with access via a newly created south bound slip road.
- Site is approx c. 0.9 acres (0.36 hectare).
- The former building have been demolished and the site cleared and levelled ready for development to begin.
- Planning permission has been passed to include filling station, retail space, to include deli, car wash & associated car parking.
- Consideration would also be given to someone wishing to take a long lease on the site.

Northern Real Estate

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**Accommodation**

c. 0.9 acres

**Site:**  
c.0.36 hectares

Full Planning Approval has been granted for the redevelopment of the existing commercial complex with a replacement filling station, forecourt canopy, retail space c.3,164 sq ft to the southern end of the site including shop & del, car wash, bunkering and associated car parking and landscaping.

Approved planning drawings of application reference **LA02/2016/0213/F** can be viewed online via the public access section of the Planning NI Website or are available on request.

C.0.9 acre prime development site with opportunity to redevelop into a modern petrol filling station complex with associated services. The site is perfectly located for a variety of other potential uses subject to planning permission.

The A26 Frosses Road is the main Northern Key Transport Corridor between Belfast and Derry / Londonderry via the North coast towns of Coleraine, Ballymoney, Bushmills, Ballycastle, Portrush and Portstewart.

With over 20,000 daily vehicular movements the site is perfectly located for a replacement and improved Petrol Filling Station complex and associated services.