



Instinctive  
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in Property.

# For Sale

Mixed use property with opportunity  
for redevelopment/refurbishment

535 Antrim Road  
Belfast  
BT15 3BU

**REFURBISHMENT/  
REDEVELOPMENT**





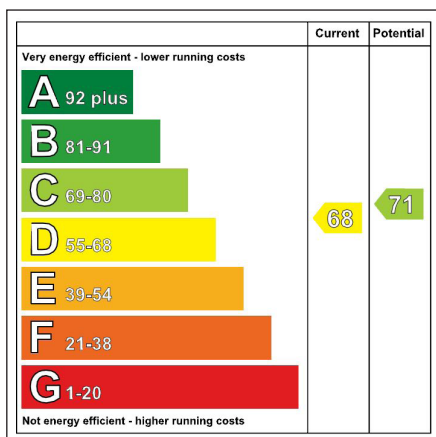
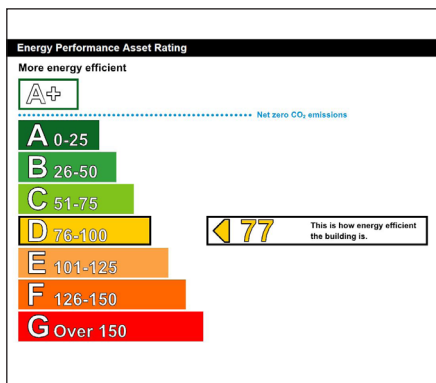
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**REFURBISHMENT/REDEVELOPMENT**

## EPC



## 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 Yellow Fin Kitchen, Subway, Flowers by Reids and Pizzaworks. It is located on one of the main arterial routes from Belfast city centre. 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 accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Shop	870.15	80.84
First Floor	715.15	66.44
Second Floor	711.28	66.08
Garage	175.13	16.27
<b>Total</b>	<b>2,471.71</b>	<b>299.63</b>

## Site Area

Description	Acres	Sq M
Site Area approx.	0.1	324



## Planning

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

## Redevelopment/Refurbishment Opportunity

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

## Rates

We have been advised by the Land and Property Services of the following rating information:

<b>Residential Unit Capital Value:</b>	£75,000	<b>Retail Unit NAV:</b>	£9,450
<b>Domestic Rate in the £ for 2022/23:</b>	£ 0.008136	<b>Non Domestic Rate in the £ for 2022/23:</b>	£0.551045

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## Price

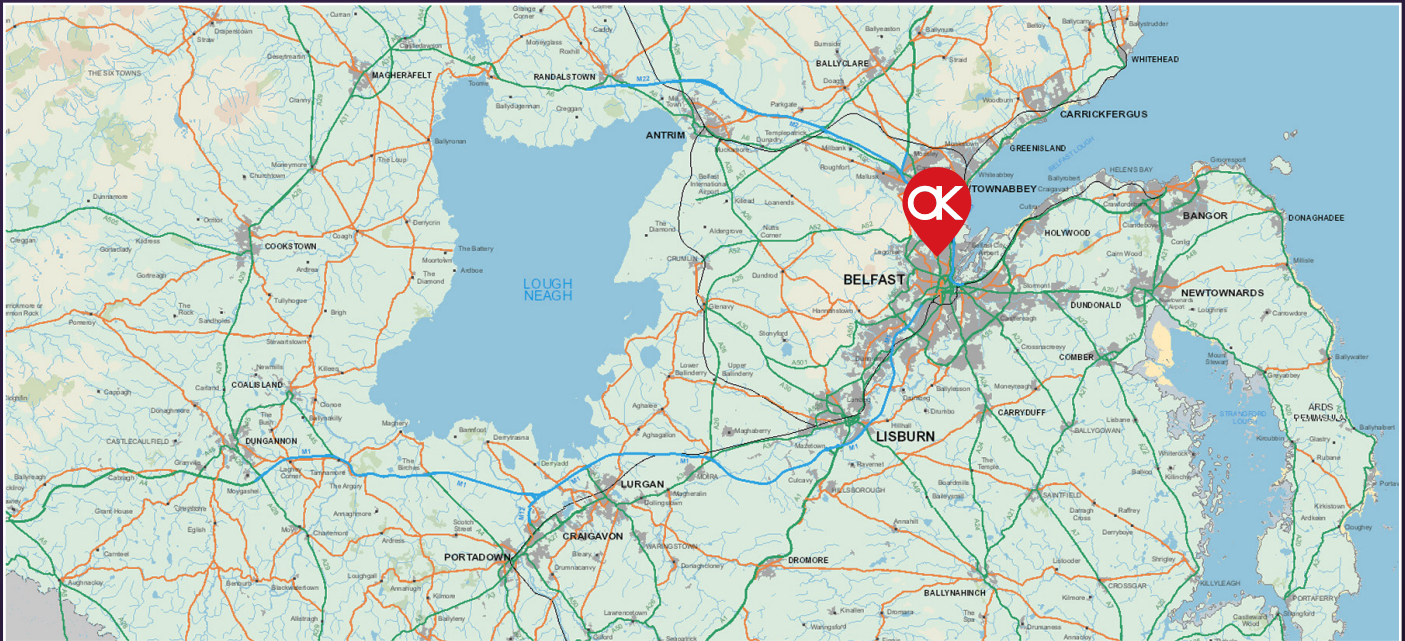
Asking price £225,000.







FOR IDENTIFICATION PURPOSES ONLY



RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📠 📷

## 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/ukSI/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

## MISREPRESENTATION ACT 1967

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