

FOR SALE

306 ANTRIM ROAD, BELFAST, BT15 5AB

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Prominent location with frontage to the Antrim Road.
- Former office building on site of 0.12 acres.

Location

The subject property is located on Antrim Road, Belfast. The location provides an ease of access to the M2 Motorway through Fortwilliam Park and the Shore Road. The Antrim Road is one of the main arterial routes that links the city to North Belfast, Newtownabbey, Templepatrick and Dunadry. The subject property is 1 mile from Carlisle Circus which provides links to Crumlin Road, another main arterial route, as well as the motorway network via Clifton Street. The area is well served by public transport through the Metro bus service with bus stops within walking distance to the subject property. Nearby occupiers within area include Maxol, Tesco, Iceland and several other local independents including restaurants, taxi depots and fitness hubs.

Description

The subject comprises of a former office building of approximately 4,168 sq ft on a site extending to 0.12 acres. The property comprises of a detached two storey red brick building with a pitched slated roof with a 2 storey extension and a garage to the rear of the property. The site benefits from on-site car parking for approximately 4 cars.

The site is zoned as Area of Townscape Character under the Belfast Metropolitan Area Plan 2015 – Draft Plan Map No. 4/001 – Belfast City.



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Site Area

The property is situated on a self contained site of approximately 0.12 acres.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Title

We have assumed the lands are held freehold or long leasehold subject to a nominal ground rent.

Sale Price

Seeking offers in the region of £350,000.

AML

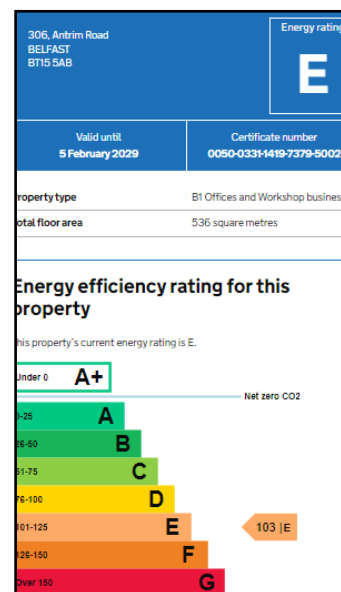
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,587	147.5
First Floor	1,608	149.46
Garage Store	972	90.27
Total	4,168	387.23

EPC

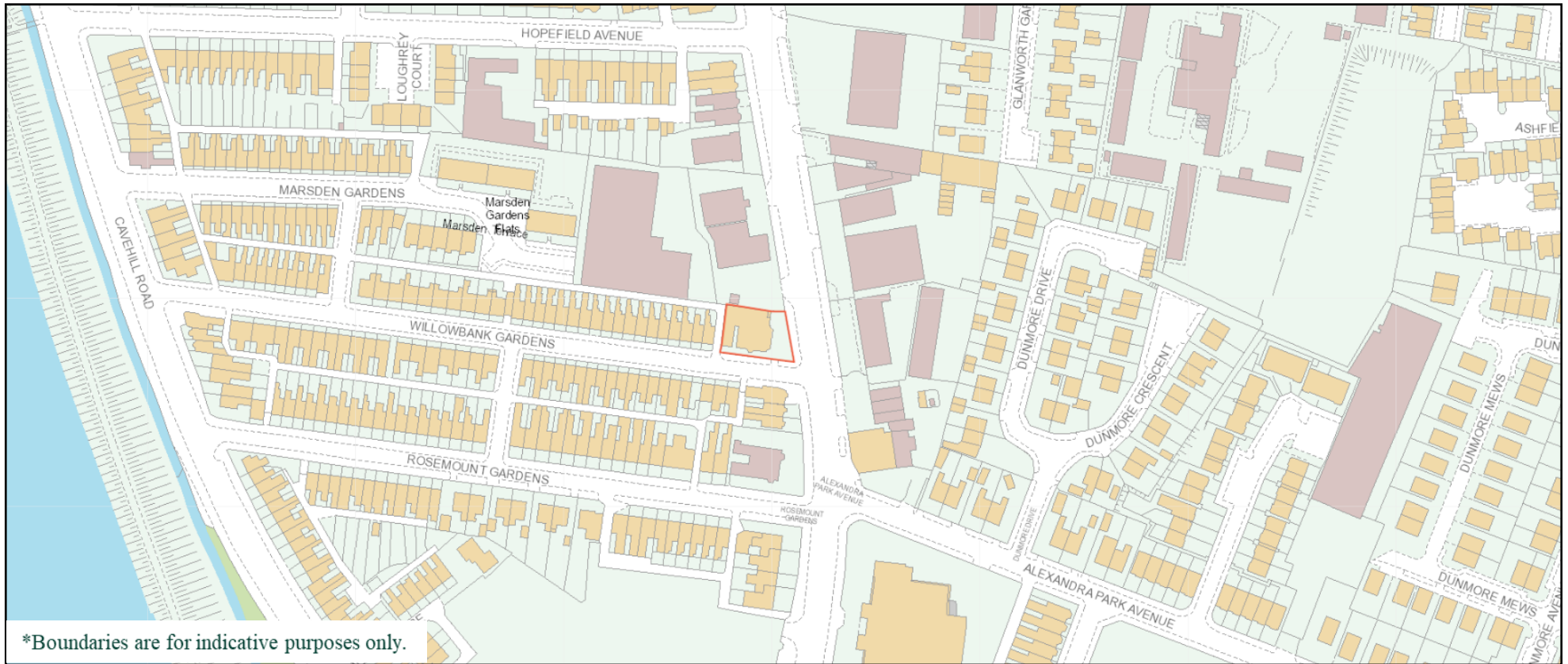
A copy of the EPC certificate is provided below and can be made available upon request.



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Contact Us

Lisa McAteer

T: +44 (0) 7920 188 003

E: lisa.mcateer@cbreni.com

Rory Kelly

T: +44 (0) 7557 760 331

E: rory.kelly@cbreni.com

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