



# For Sale

High Prominent Commercial / Residential Redevelopment  
Opportunity on 0.17 acres

25 Upper Station Road, Greenisland, BT38 8RQ



## Location

Greenisland is a popular residential location in Newtownabbey, located approximately 7 mile north of Belfast and 3 miles south west of Carrickfergus on the banks of Belfast Lough.

The subject occupies a prominent corner site on Upper Station Road. This site benefits from high volumes of passing traffic, partly due to it being located adjacent to both the train station/car park and Greenisland Primary School.



## Description

The subject comprises an attractive detached commercial/residential building with parking to both front and rear, occupying a prominent corner site in Greenisland.

The property was formerly used as a convenience/greengrocer shop and would obviously lend itself to return for this purpose, albeit could be adapted for a variety of uses (STPP). Access to the upper floor is gained through a self contained central entrance and again would be suitable for a range of commercial and residential uses subject to planning.

The ground floor benefits from a glazed shop frontage with security roller shutters. Internally the fit out is basic and would benefit from refurbishment similar to the first floor.

Externally, there is a small yard with service access to ground floor and a sizeable car park beyond.

## Accommodation

The subject property provides the following approximate net internal areas:

Description	Sq. M	Sq. Ft
Ground Floor	106.36	1,145
First Floor	44.09	475
Second Floor	57.16	615
<b>Total</b>	<b>207.61</b>	<b>2,235</b>

## Planning

The subject property is located within the development limits and is zoned as 'White Land' within an area of Townscape Character under Draft BMAP. It would therefore be suitable for redevelopment for either residential or commercial use (subject to planning).

## Price

Seeking offers over £249,950 exclusive.

## NAV

NAV (Ground Floor): £6,850  
Rate £ 23/24: £0.620696  
Rates Payable: £4,251\*

Capital Value (Upper Floors): £57,000  
Rate £ 23/24: £0.009671  
Rates Payable: £552

Total Rates Payable: £4,803

\*The Ground floor may be suitable for small business rates relief saving 20%

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## Legal Costs

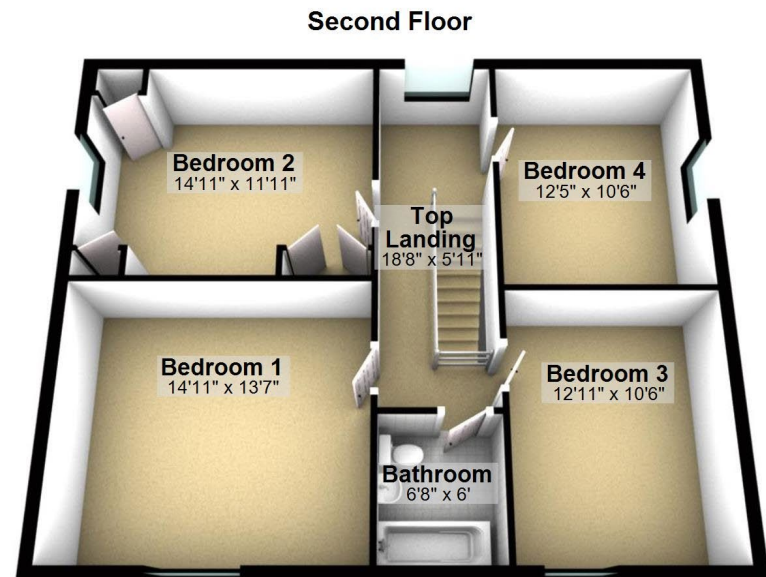
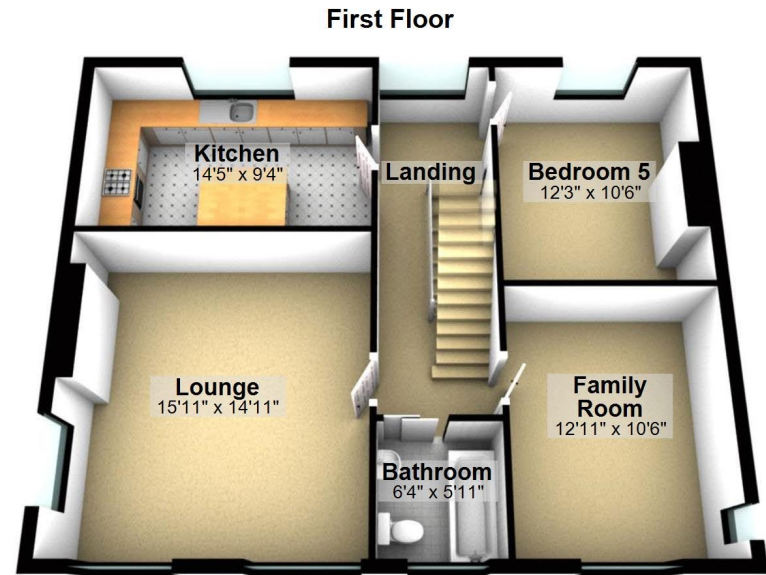
Each party to be responsible for their own legal costs.

## EPC

Score – F 21



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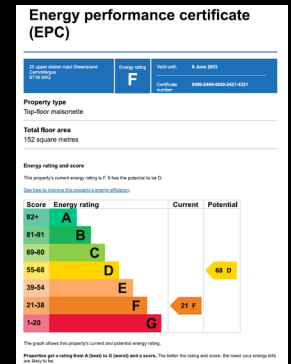
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