



For Sale Redevelopment Opportunity with Vacant Possession (STPP)

165 Lisburn Road, Belfast, BT9 7AJ

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**FRAZER
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For Sale Redevelopment opportunity with Vacant Possession (STPP)

157/159 and 165 Lisburn Road, Belfast, BT9 7AJ

Summary

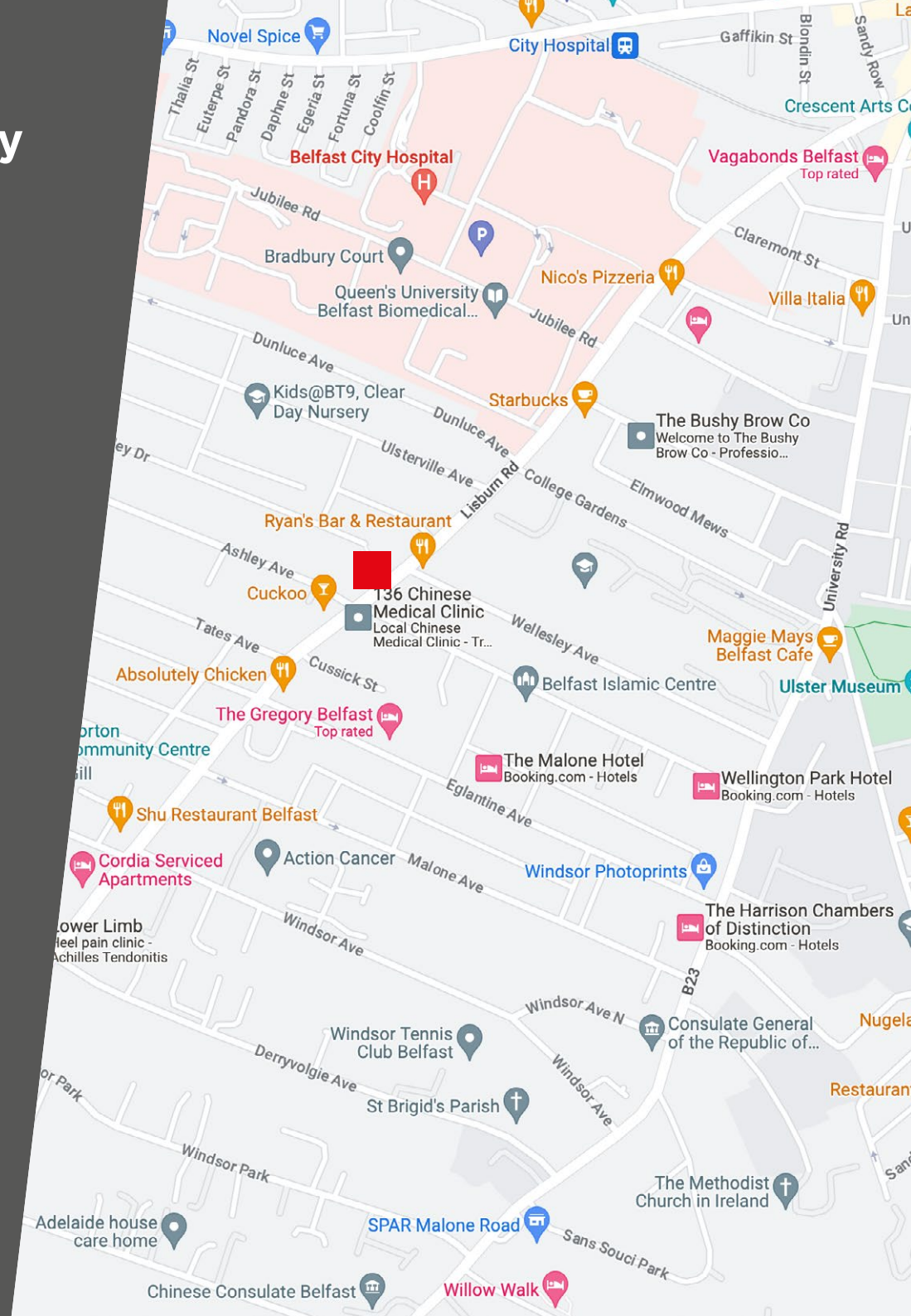
- Situated on Lisburn Road, close to the junction of Tate's Avenue.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Nearby occupiers include Caffé Nero, Reid's Flowers and Subway
- The property provides for a mixed use redevelopment opportunity, subject to planning.

Location

The property is situated fronting onto the Lisburn Road, surrounded by a mix of commercial and residential premises. The Lisburn Road is within close proximity to Belfast City centre, Finaghy, Stranmillis and the Westlink, which provides ease of access to the wider motorway network.



Not To Scale. For indicative purposes only.



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Description

The property comprises of a pharmacy occupying the ground floor. With storage space on the upper floors of the building.

The property will be vacated by Clear Pharmacy during Q2 of 2023,

Development Potential

The adjacent property 157-159 Lisburn Road is being offered for sale separately and if purchased, the two properties could potentially be combined for an enhanced redevelopment opportunity. Concept Drawings in respect of a potential scheme are attached in pages 4-7

Accommodation

We calculate the approximate Gross Internal Areas to be as follows:

Ground Floor	Sq M	Sq Ft
Sales Area	38.41	413
Dispensary	49.49	533
Store	4.91	53
First Floor		
Front Room	16.24	175
Front Room	8.5	91
Rear Room	14.42	155
Second Floor Landing		
Room	8.91	96
Second Floor		
Front Room	11.4	122
Rear Room	28.5	307
Total Approximate Gross Internal Area :	180.73	1,945.36

Site Area

The site area of the subject plot equates to 1,997sq ft (0.05 acres). Including the adjacent site the total site extends to 3194.6 sq ft (0.07 acres).

Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £150,000.

Rates

NAV: £15,300

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £8,754.98 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

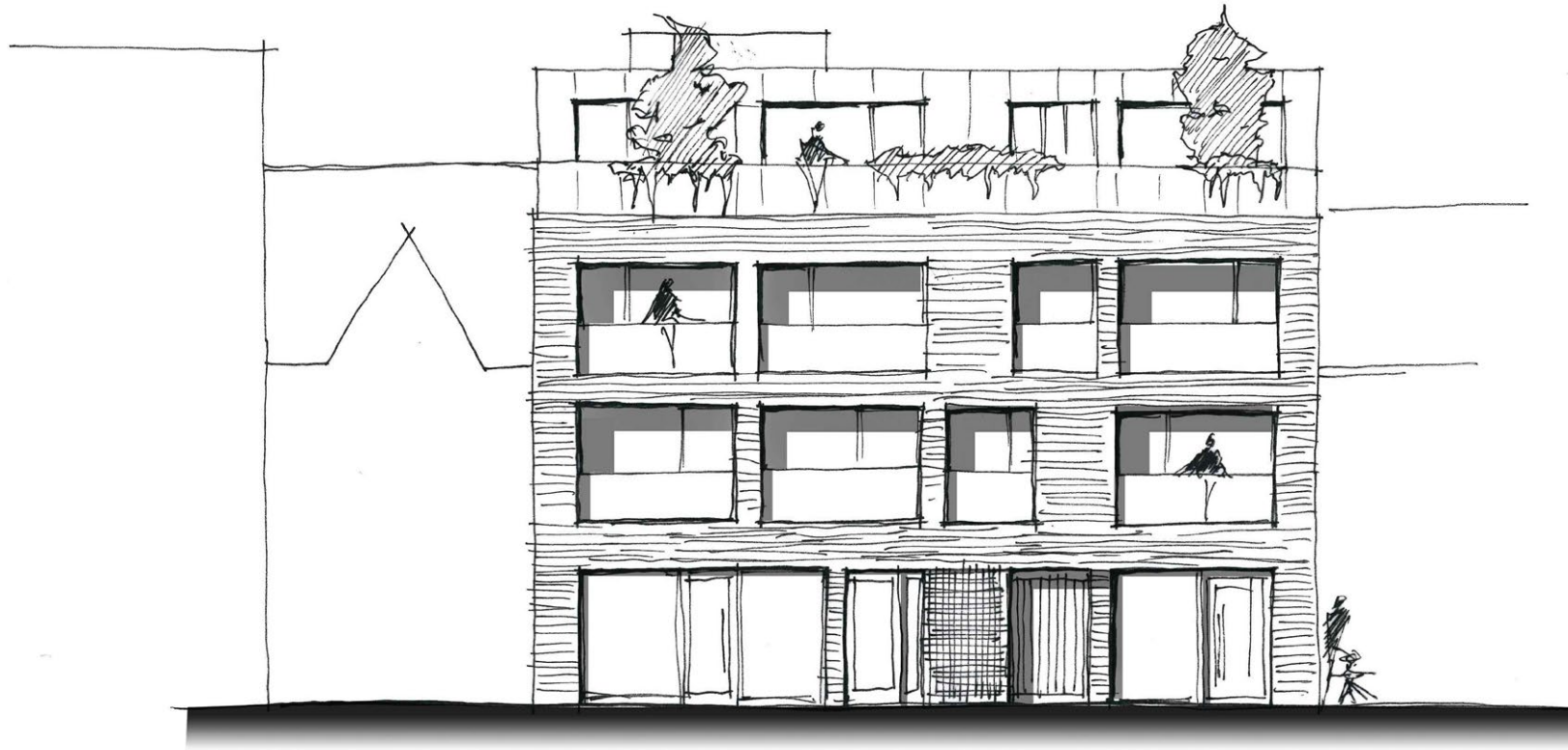
Frazer Kidd

028 9023 3111

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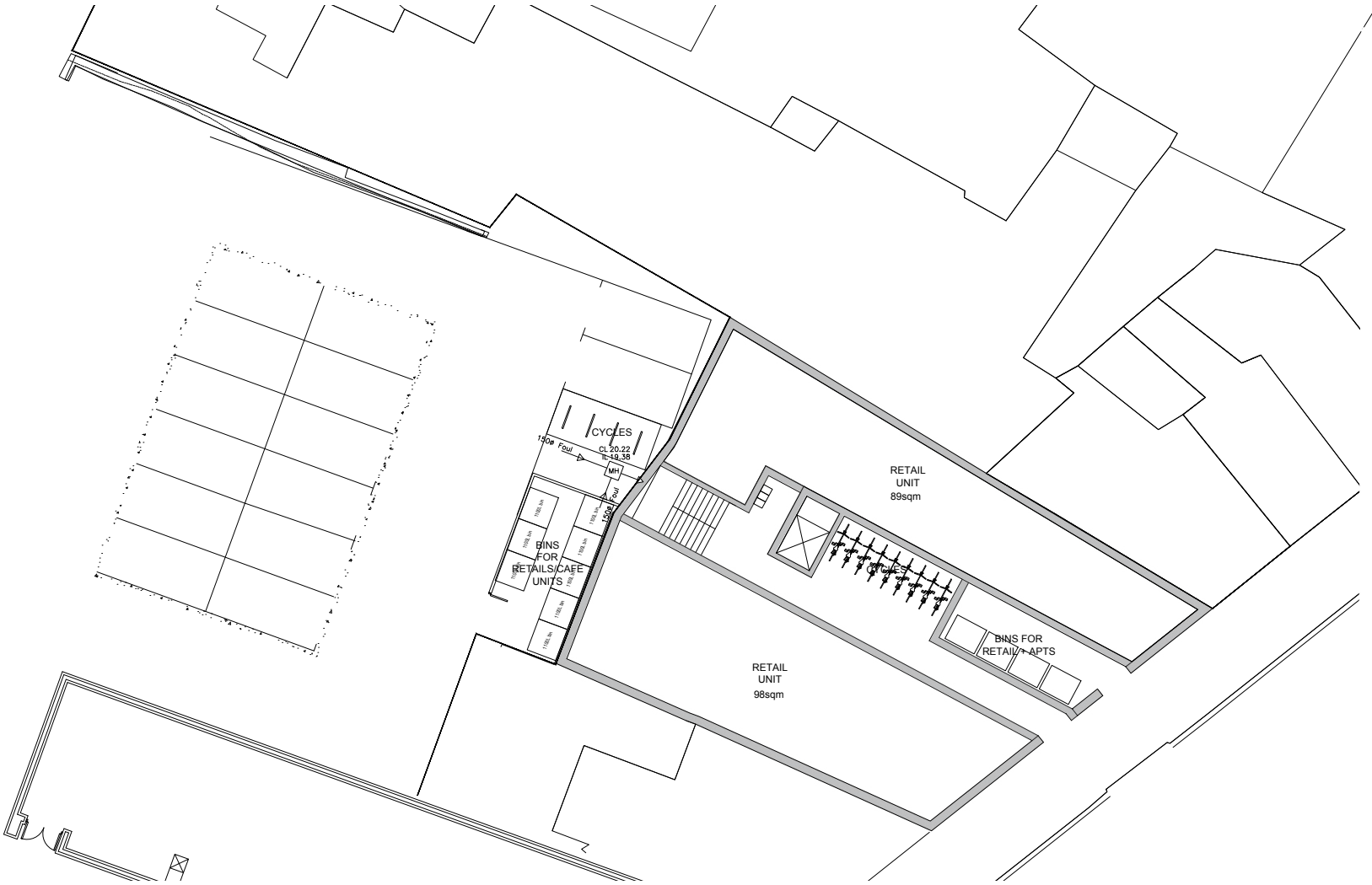


Concept Drawing

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schedule

ground floor
apt ent
bicycles
bins

1no. retail unit @ 89 sqm
1no. retail unit @ 98 sqm

first floor
2no. 2 bed apts @ 82sqm
1no. 1 bed apt @ 51sqm

+ recessed terraces to each

second f loor

2no. 2 bed apts @ 82sqm
1no. 1 bed apt @ 51sqm

+ recessed terraces to each

third f loor

2no. 2 bed apts @ 82sqm
1no. 1 bed apt @ 51sqm

open terraces to each

TOTAL

6 x 2 beds @82 sqm
3 x 1 beds @ 51sqm

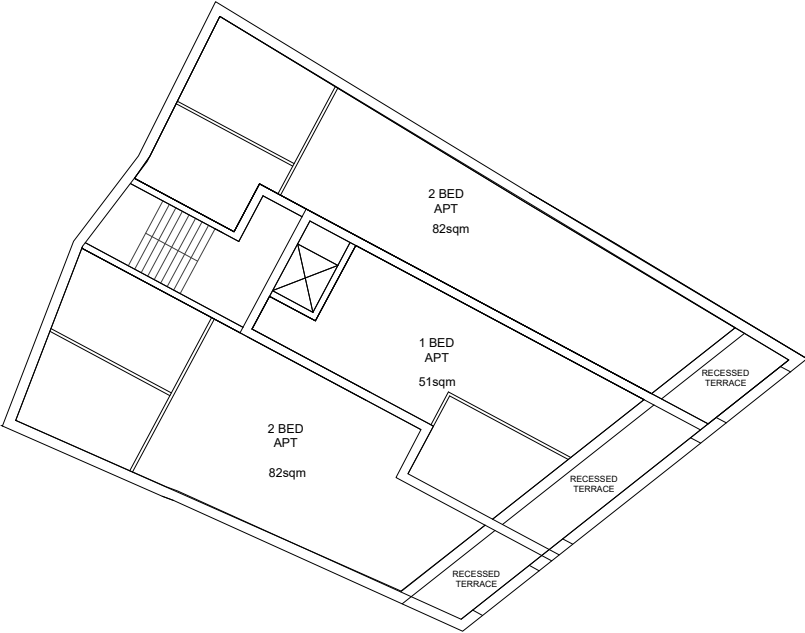
Total
9 apts (645sqm)
2 retail (187sqm)

Ground Floor Plan

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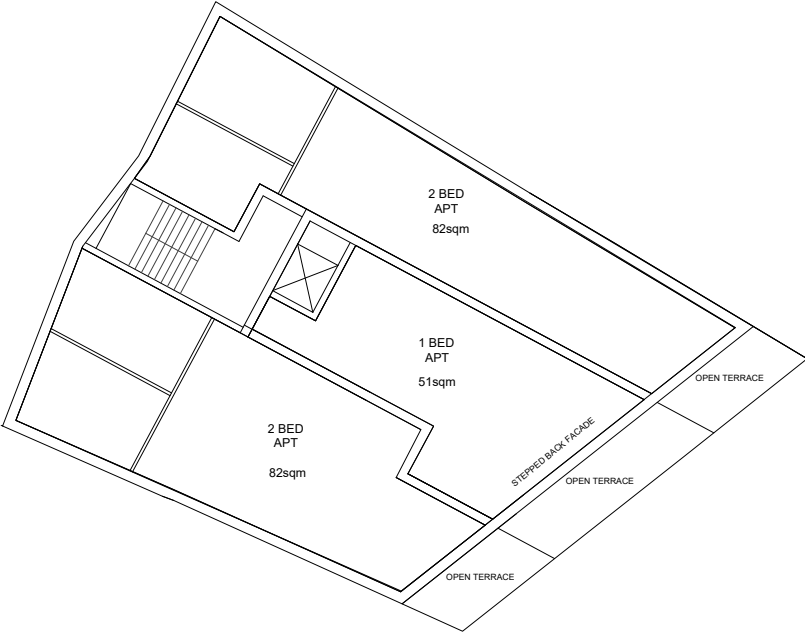
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First & Second Floor Plan

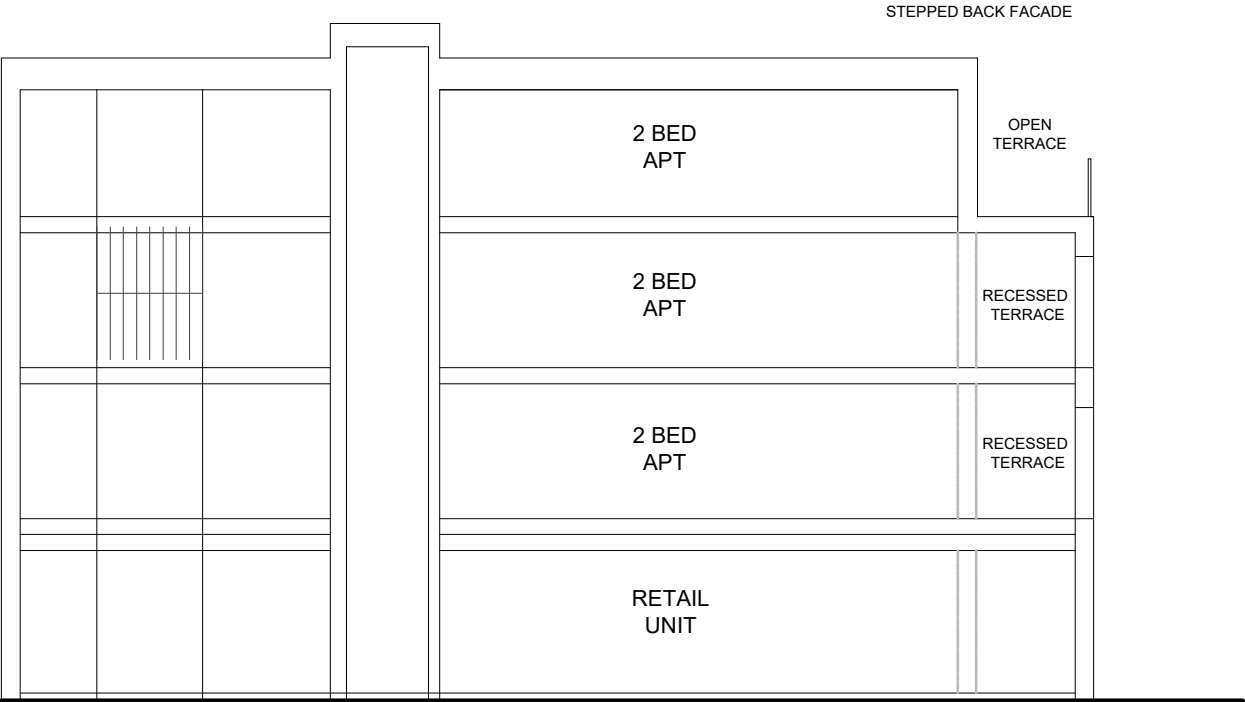
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Third Floor Plan

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Elevation

Not To Scale. For indicative purposes only.



For further information please contact:

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