



Instinctive
Excellence
in Property.

For Sale

Residential Development Opportunity (STPP)
0.5 acres (0.2 hectares)

Brown Square
Melbourne Street
Belfast
BT13 2BW

DEVELOPMENT OPPORTUNITY



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Location

The development opportunity is located on the western edge of Belfast City Centre. Melbourne Street is located off Brown Street via Millfield close to Belfast Metropolitan college and short distance to City Hall. The surrounding area is primarily residential housing with a neighbouring commercial occupier as well as the Westlink on its western boundary.

Description

The property comprises a secured car park facility previously trading as Brown Square Car Park. The site currently is secured by a palisade fence with a tarmac covering.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Acres	Hectares
Site Area	0.5	0.2

Rates

We have been advised by the Land and Property Services of the following for the property:

Car Park - Net Annual Value: £13,600

Estimated rates payable: £8,131.52

The property may also benefit from small business relief discount at 20% and/or Back to Business Support Scheme. Contact LPS for further information.

Title

We understand that the property is held freehold.

VAT

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

Price

Offers over £400,000.

Opportunity

The property was previously used as a car park allowing the purchaser to operate the business until planning approval is granted.

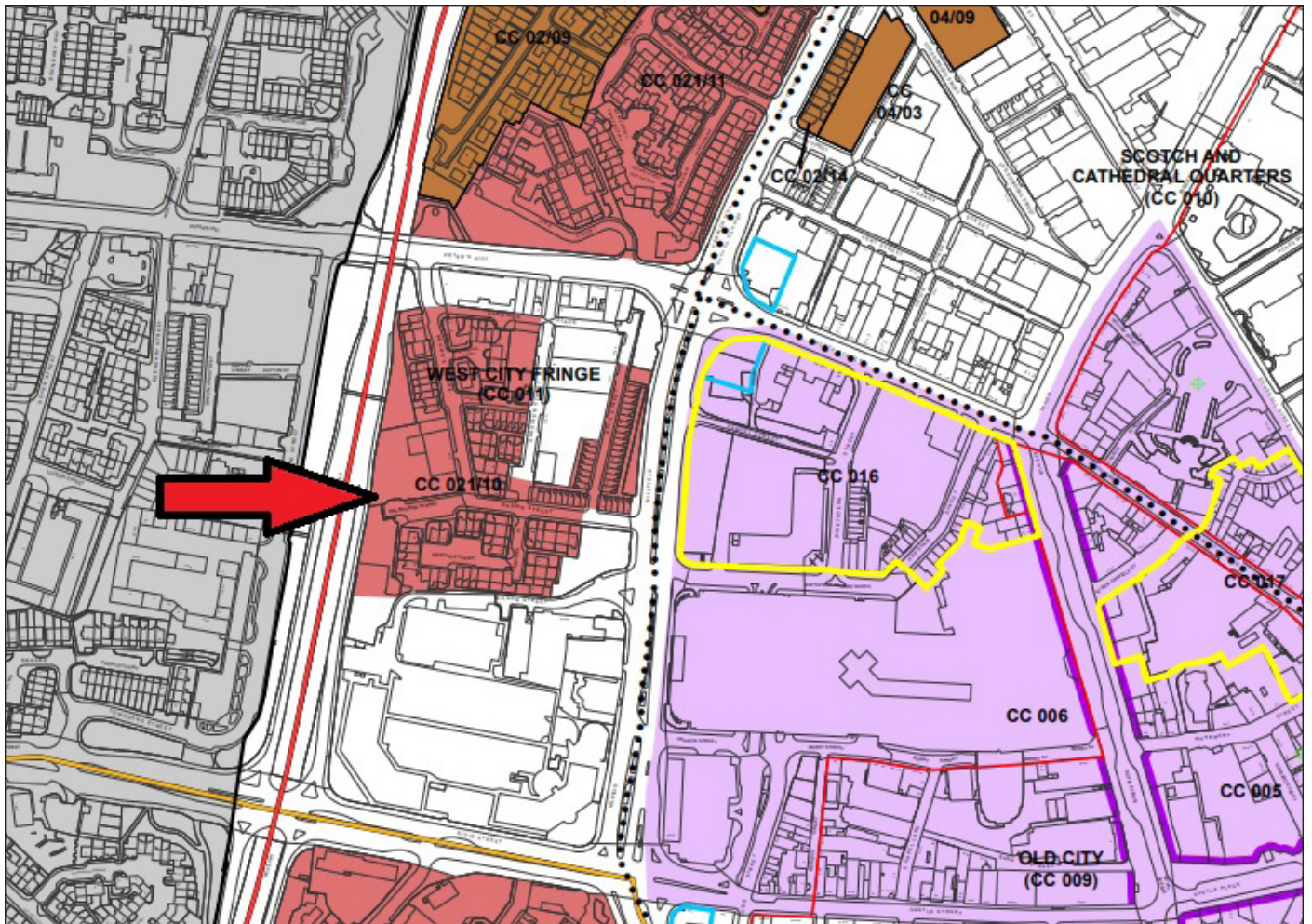
Planning

Under BMAP 2015 the site is zoned as Protected City Centre Housing Area.

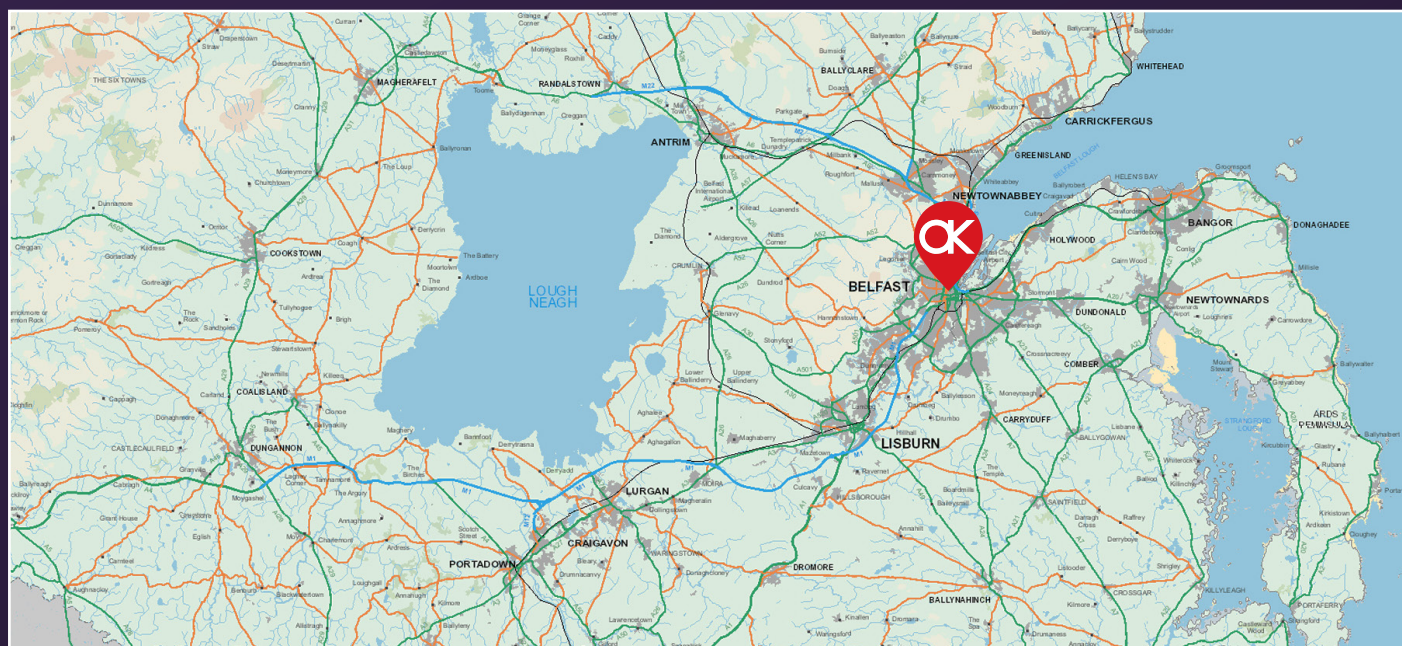
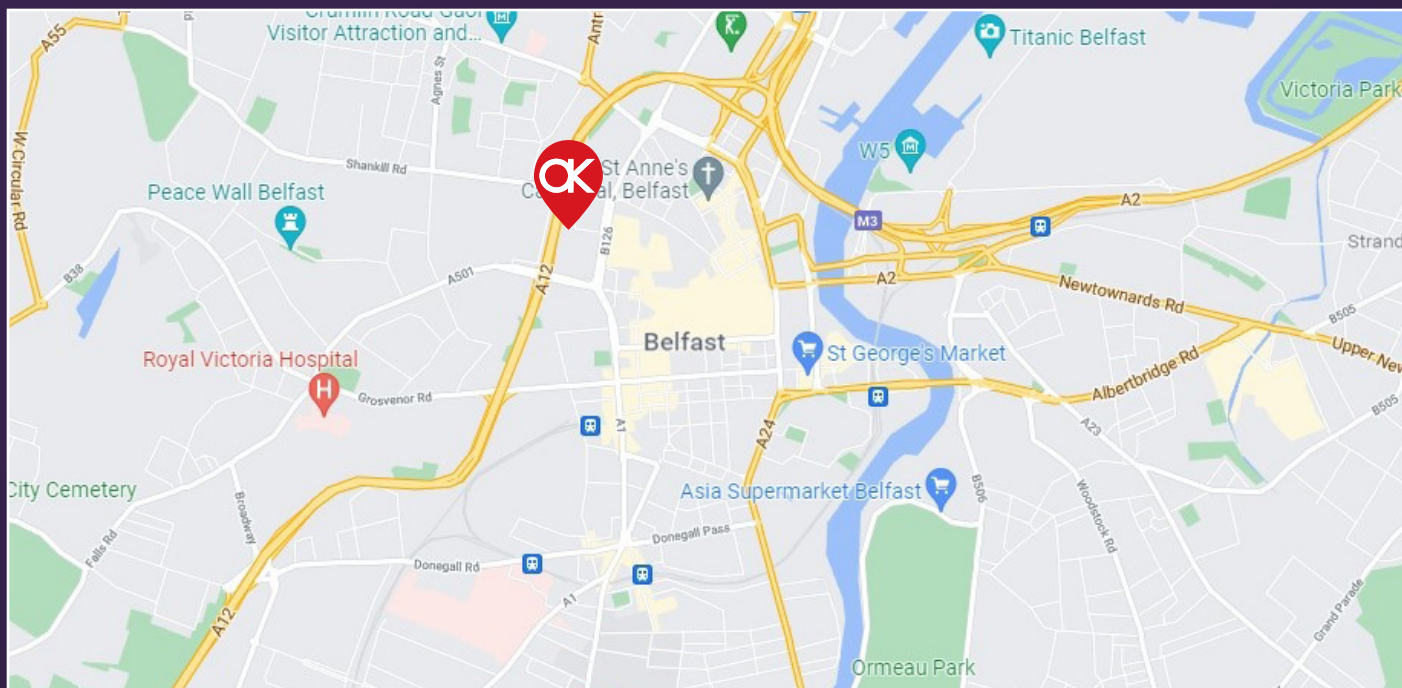




Zoning Map



Location Map



FOR IDENTIFICATION PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

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