

FOR SALE

1 – 5 Cheviot Avenue, Belfast, BT4 3AG
PRIME REFURBISHMENT OPPORTUNITY IN EAST BELFAST

CONNSWATER SHOPPING CENTRE

Lisney

COMMERCIAL REAL ESTATE

UPPER NEWTOWNARDS ROAD

NEWTOWNARDS ROAD

**SUBJECT
PROPERTY**

CHEVIOT AVENUE

HOLYWOOD ROAD

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Excellent refurbishment /
redevelopment opportunity

Expired planning for 3 apartments and
ground floor office

Planning application submitted for 7
apartments

Suitable for various uses (STPP)

Three storey building of circa 1,850
sq ft

Overlooking Hollywood Road

LOCATION

The subject property is situated in East Belfast on the corner of Cheviot Avenue and the Hollywood Road.

East Belfast is an extremely popular location for both families and young professionals, with many local amenities including shops, restaurants and bars.

The area benefits from excellent transport links, with the M3 Motorway and Sydenham Bypass just 0.8 miles away and a number of Bus and Glider services within walking distance.

Connswater Shopping Centre & Retail Park, Tesco Knocknagoney, Ballyhackamore and the Comber Greenway are located nearby.

DESCRIPTION

The subject property comprises of a three storey former office building located on the junction of Cheviot Avenue and Hollywood Road.

We understand the property was formerly a Community Hall and most recently a solicitors office.

The property is light and bright and provides a number of well proportioned rooms across three storeys. It benefits from some remaining period features including original fireplaces and panelled ceilings.

The building has not been occupied for a number of years and requires internal refurbishment to bring it back into use.



PLANNING

Under the Belfast Urban Area Plan 2001 the area is situated within an Area of Townscape Character.

Historic Planning Permission

There is expired planning on the property for the following;

Description : Change of use from existing offices to 1no. ground floor office and 3no. apartments including 3-storey extension and alterations.

Date granted: 3 July 2007

Current Planning Application

Description: The demolition of the existing building and the construction of a new 4 storey apartment block containing 7 Nos. apartments.

Reference: LA04/2023/2400/F

Submitted: 10 January 2023

Please note, the above planning application below has been submitted and is currently underway, however has been placed on hold as a redesign of the scheme is necessary. The application has been left in a position for the purchaser to step in and pick up readily.

We would recommend that all parties seek their own planning / architectural advice on this.

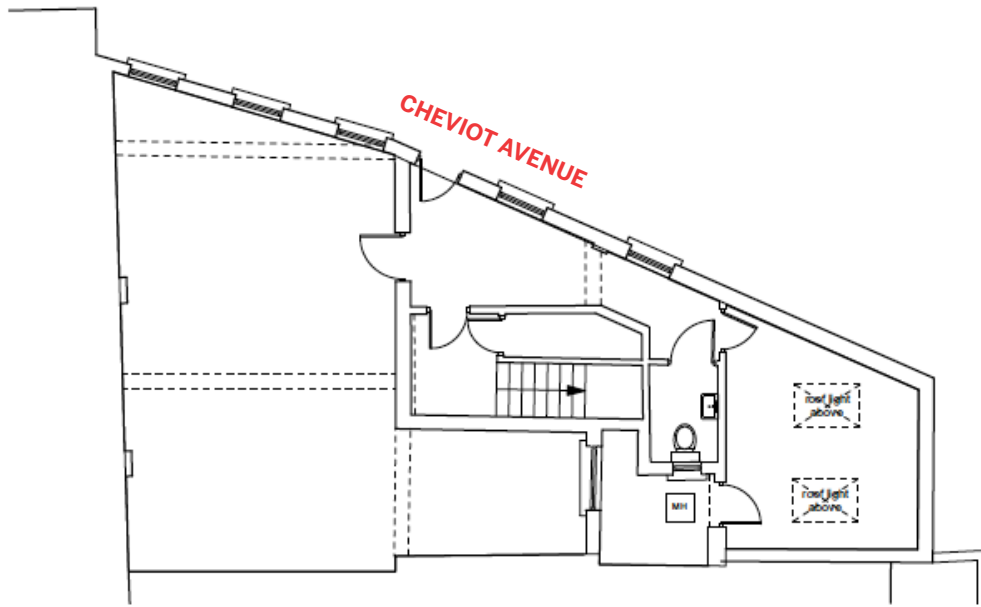


ACCOMMODATION

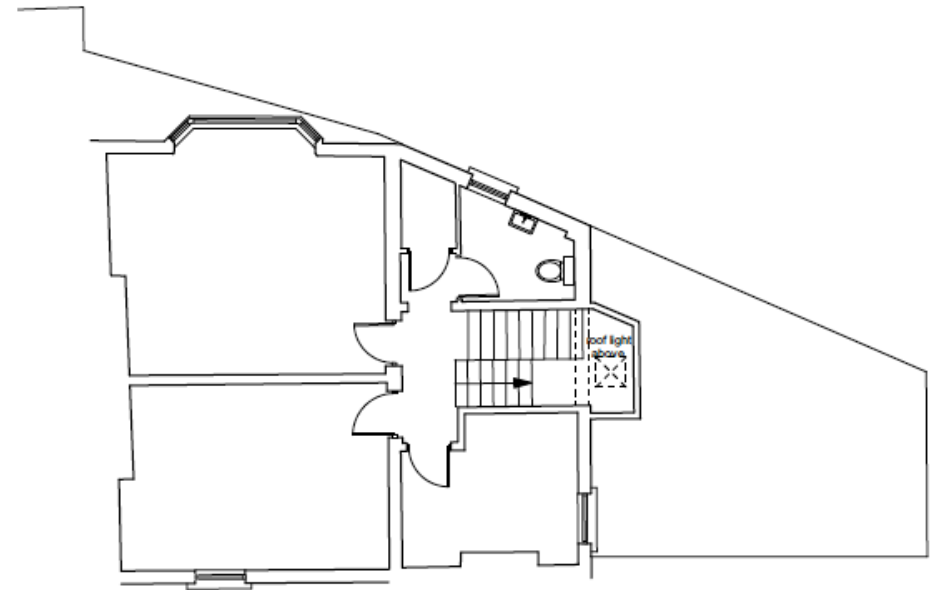
The areas below are approximate areas.

Description	Area Sq Ft	Area Sq M
Ground Floor		
Room 1	525	48.8
Room 2	125	11.6
Storage	12	1.18
Lobby	77	7.14
First Floor		
Room 3	209	19.4
Room 4	172	16.0
Room 5	70	6.5
Bathroom	76	7.1
Hallway	25	2.3
Second Floor		
Room 6	210	19.5
Room 7	166	15.4
Room 8	83	7.7
Room 9	76	7.1
Hallway	25	2.3
TOTAL	1,852	172

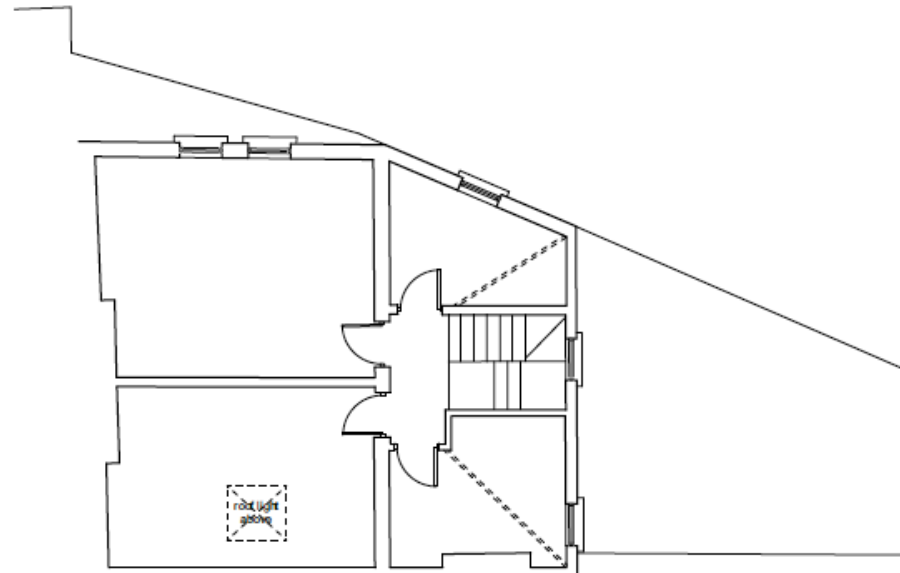
EXISTING FLOORPLANS



ground floor



first floor



second floor



RATES PAYABLE

NAV:	£7,800
Rates Poundage 2023/24:	0.599362
Rates Payable:	£4,675

The property may benefit from a discount of 20% on the rates under the Small Business Rate Relief Scheme.

TITLE

Long Leasehold.

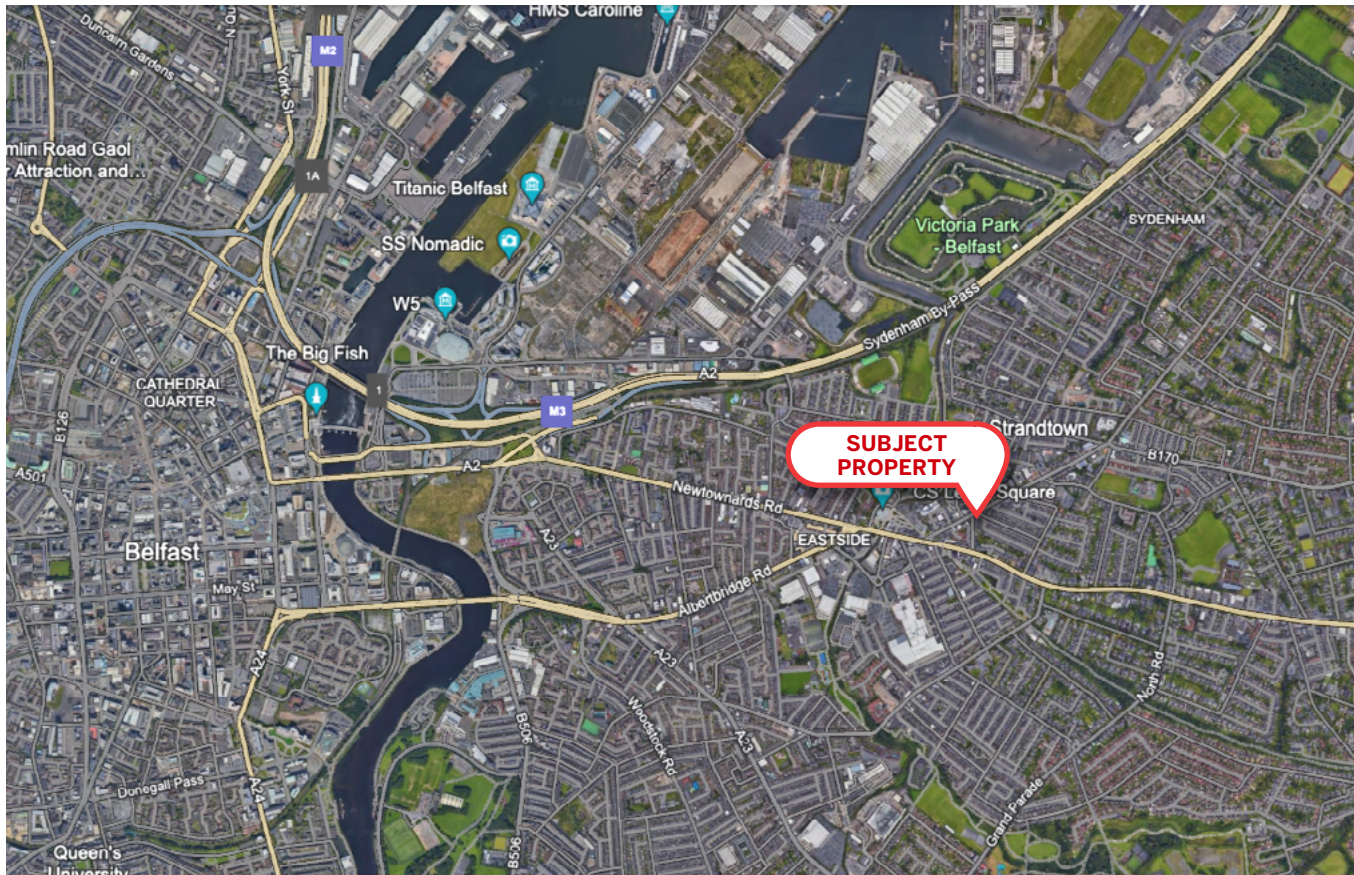
A ground rent of £12 per annum is payable.

PRICE

£100,000 plus VAT (if applicable).



LOCATION



VAT

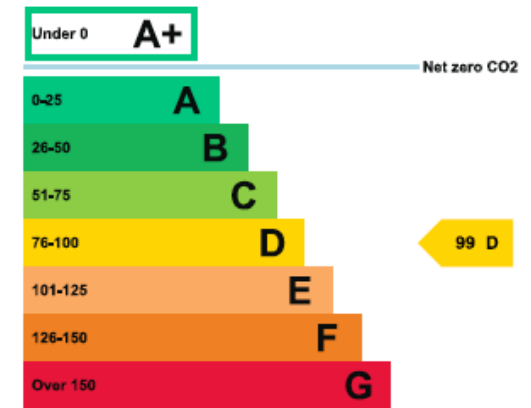
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of D99. The full Certificate can be made available upon request.



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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. 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 Lisney. 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.

Lisney

COMMERCIAL REAL ESTATE

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Viewing Strictly by appointment with the sole selling agent Lisney.

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