

HIGH PROFILE COMMERCIAL SITE

FOR SALE



Osborne
King

531 SAINTFIELD ROAD, BELFAST, BT8 8ES



PROPERTY

OVERVIEW

LOCATION

DESCRIPTION

TITLE/RATES

SALE DETAILS

HIGH PROFILE COMMERCIAL SITE

FOR SALE



Overview

- Highly prominent position with convenient access to the A24 Belfast to Saintfield Road.
- Comprises of approximately 1 acre.
- Suitable for a variety of uses subject to Planning.
- Asking price: offers in excess of £750,000 exclusive.

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Location

The property is located in a highly prominent position on the Saintfield Road which is one of the main arterial routes into Belfast city centre. It is situated approximately 2 miles north of Carryduff and 6 miles south of Belfast with convenient access to a wide road network.

Neighbouring occupiers include McDonalds, Eurospar, KFC and Wrights Accident Repair Centre.

PROPERTY

OVERVIEW

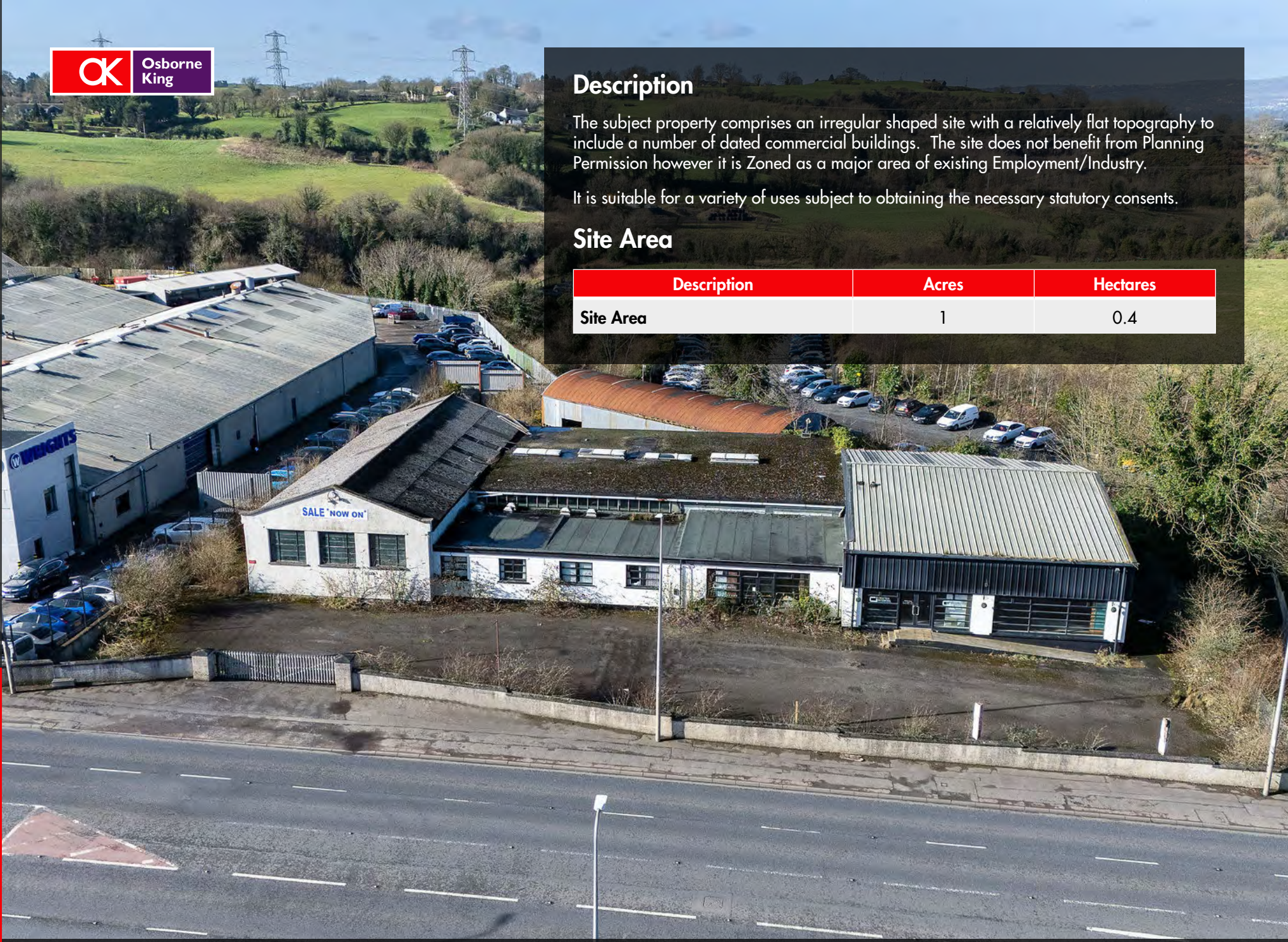
LOCATION

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Description

The subject property comprises an irregular shaped site with a relatively flat topography to include a number of dated commercial buildings. The site does not benefit from Planning Permission however it is Zoned as a major area of existing Employment/Industry.

It is suitable for a variety of uses subject to obtaining the necessary statutory consents.

Site Area

Description	Acres	Hectares
Site Area	1	0.4



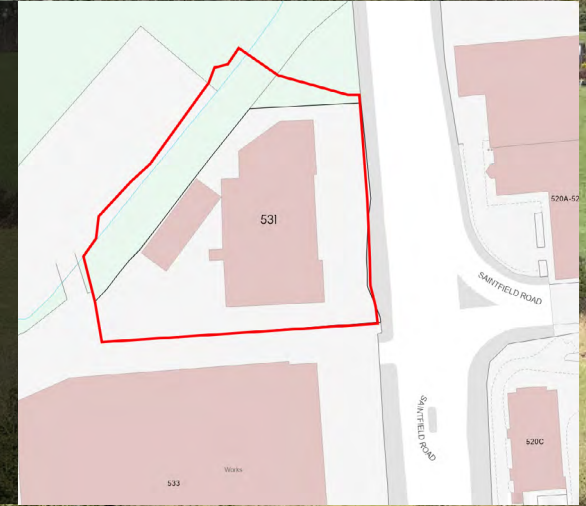
Title

Freehold.

Rates

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

Description	NAV
Workshop/showroom	£9,950
Non-domestic rate in £ for 2024/25:	£0.599362





Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents regarding the source of the funds used to complete the transaction.

Guide Price

We are instructed to seek offers in excess of £750,000 exclusive.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

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MISREPRESENTATION ACT 1967

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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 (<http://www.legislation.gov.uk/uksi/2017/692/made>). 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 Osborne King. 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.