

# 2-4 North End and 28 The Square, Ballyclare, BT39 9BN

## For Sale

Mixed Use Development Opportunity with Full Planning Permission on a site of 0.2 acres  
Located in a prominent position in Ballyclare Town Centre



Lambert  
Smith  
Hampton

## Location and Description

Ballyclare is the largest rural settlement within the rural Newtownabbey area and is a busy provincial market town. The town is located 16 miles north of Belfast, 11 miles from Antrim, 20 miles from Ballymena and 4 miles from the M2 Motorway intersection at Templepatrick. The subject is located just off the Square within the town centre and benefits from generous frontage onto the main thoroughfare of the town.

The subject comprises of a level site extending to 0.2 acres with an existing vacant two storey retail unit.

## Proposed Schedule of Accommodation

	Sq Ft	Sq M
<b>Ground Floor</b>		
Commercial Unit 1	839	78
Commercial Unit 2	1,668	155
Commercial Unit 3	538	50
<b>Ground Floor Total</b>	<b>3,045</b>	<b>283</b>
<b>First Floor</b>		
Commercial Unit 2	861	80
Apartment 1	753	70
Apartment 2	753	70
<b>First Floor Total</b>	<b>2,367</b>	<b>205</b>
<b>Second Floor</b>		
Apartment 3	753	70
Apartment 4	753	70
<b>Second Floor Total</b>	<b>1,506</b>	<b>140</b>
<b>Total Internal Area</b>	<b>6,918</b>	<b>643</b>

## Site Area

The subject extends to approximately 0.2 acres.

## Planning

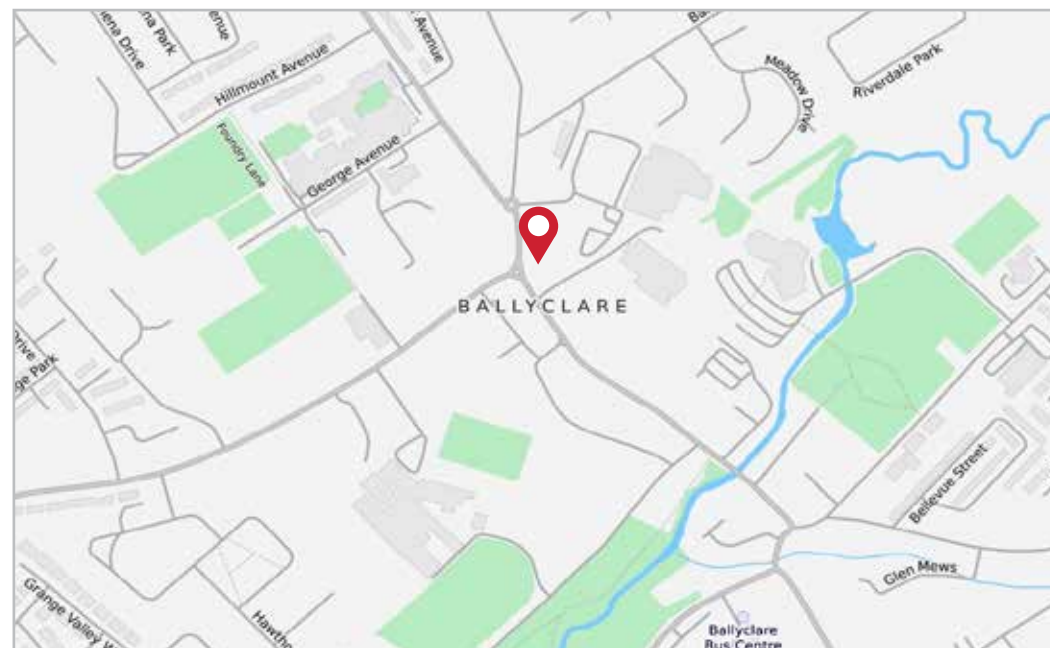
The subject benefits from Full Planning Permission for the erection of a mixed use development comprising of 4 No. apartments and 2 No. retail units.

Planning reference: LA03/2016/0694/F – This consent was granted on 20th September 2017.

Further details available on request.

## Zoning

The subject land is zoned as an Area of Townscape Character in the Belfast Metropolitan Area Plan 2015.



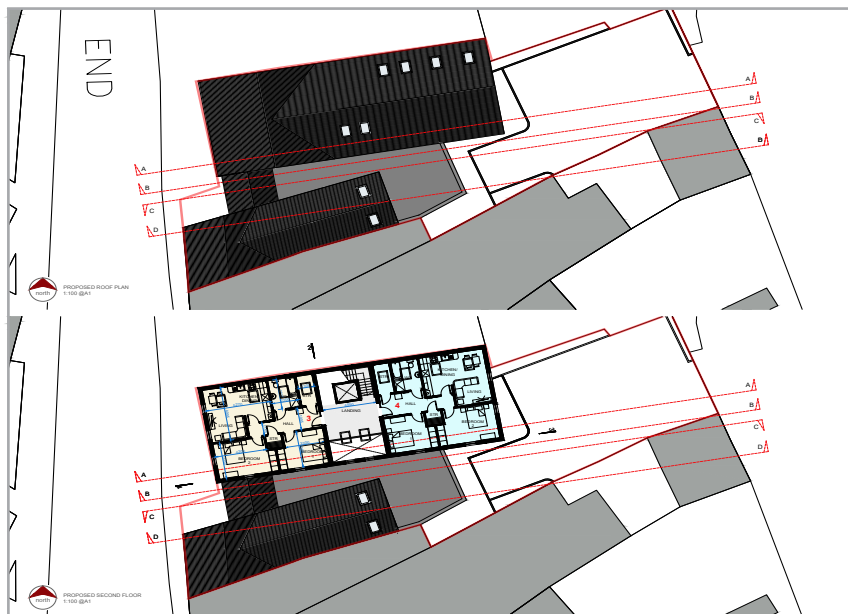
For Indicative Purposes Only



Proposed Floor Plates

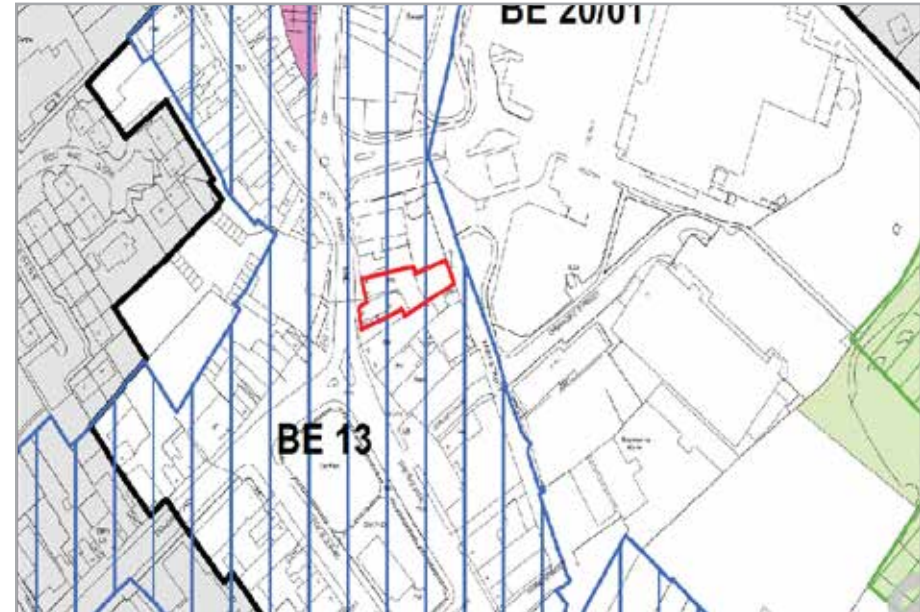


Site Location Map



For Indicative Purposes Only

Area Plan Zoning



Proposed Elevations



For Indicative Purposes Only



## Price

Offers in the region of £125,000 exclusive.

## Stamp Duty

This will be the responsibility of the purchaser.

## Title

Assumed freehold/long leasehold.

## Rates

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

Net Annual Value: £4,400

Rate in £ 19/20 - £0.5893

Rates payable, if applicable: £2,592.92

## Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

## Further Information

For further information, please contact:-

**Lambert  
Smith  
Hampton**

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