

22 Main Street, Ballyclare, BT39 0DG

For Sale

Former Petrol Filling Station Site In Prominent Town Centre Location with Short Term Income and Full Planning Permission for a Mixed Use Development

RESTRICTIVE COVENANT PROHIBITING USE AS A PETROL FILLING STATION REMOVED



**Lambert
Smith
Hampton**

Location and Description

Ballyclare town centre is the fifth largest centre in terms of retail floor space within the Belfast Metropolitan Area following Belfast, Lisburn, Bangor and Carrickfergus. It offers a number of restaurants, pubs, cafes, retail use and leisure uses principally along Main Street and Market Square. Ballyclare has an approximate population of 30,000 persons to include the surrounding hinterland. The town is located approximately 13.1 miles north of Belfast, 11.3 miles from Antrim, 14.8 miles from Ballymena and 4 miles from the M2 Motorway intersection at Templepatrick.

The subject comprises of a level site extending to 0.31 acres and the subject is currently let on a short term arrangement to a car wash operator. The site was previously utilised as a petrol filling station and the former shop unit remains on site.

Site Area

The subject extends to approximately 0.31 acres.

Planning

The subject benefits from Full Planning Permission for the erection of a mixed use development comprising of 12 No. apartments, 2 No. retail units and 2 No. office units.

Planning Ref: U/2011/0152/F - This consent was granted on 17 February 2013 and has been protected.

The property also has Planning Permission for 'Continuance of the use of the land as a temporary car wash facility' (Ref: LA03/2017/0228/F).

Further details available on request, including copy plans.

Sales Details

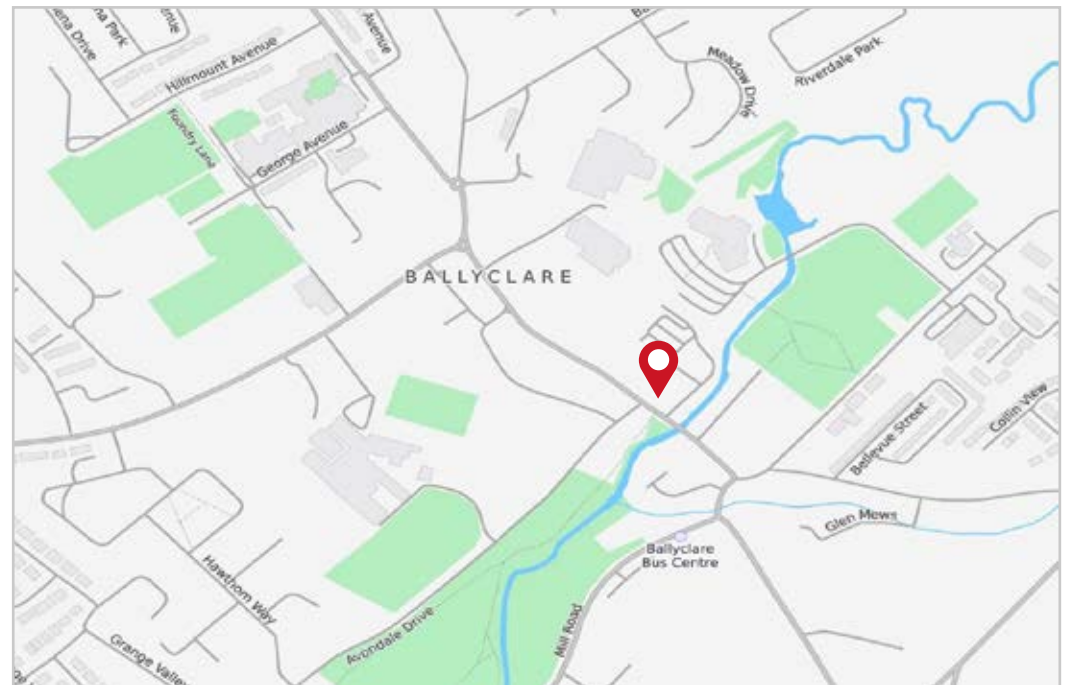
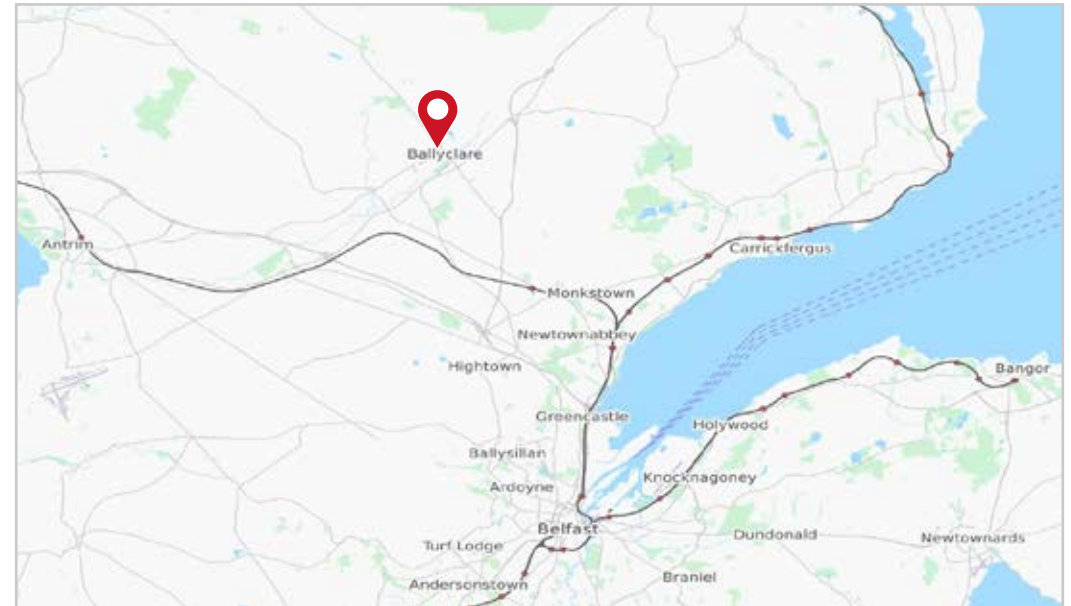
Price on application.

Tenancy Details

The property is currently occupied on a licence basis from October 2010 at a licence fee of £1,000 per month.

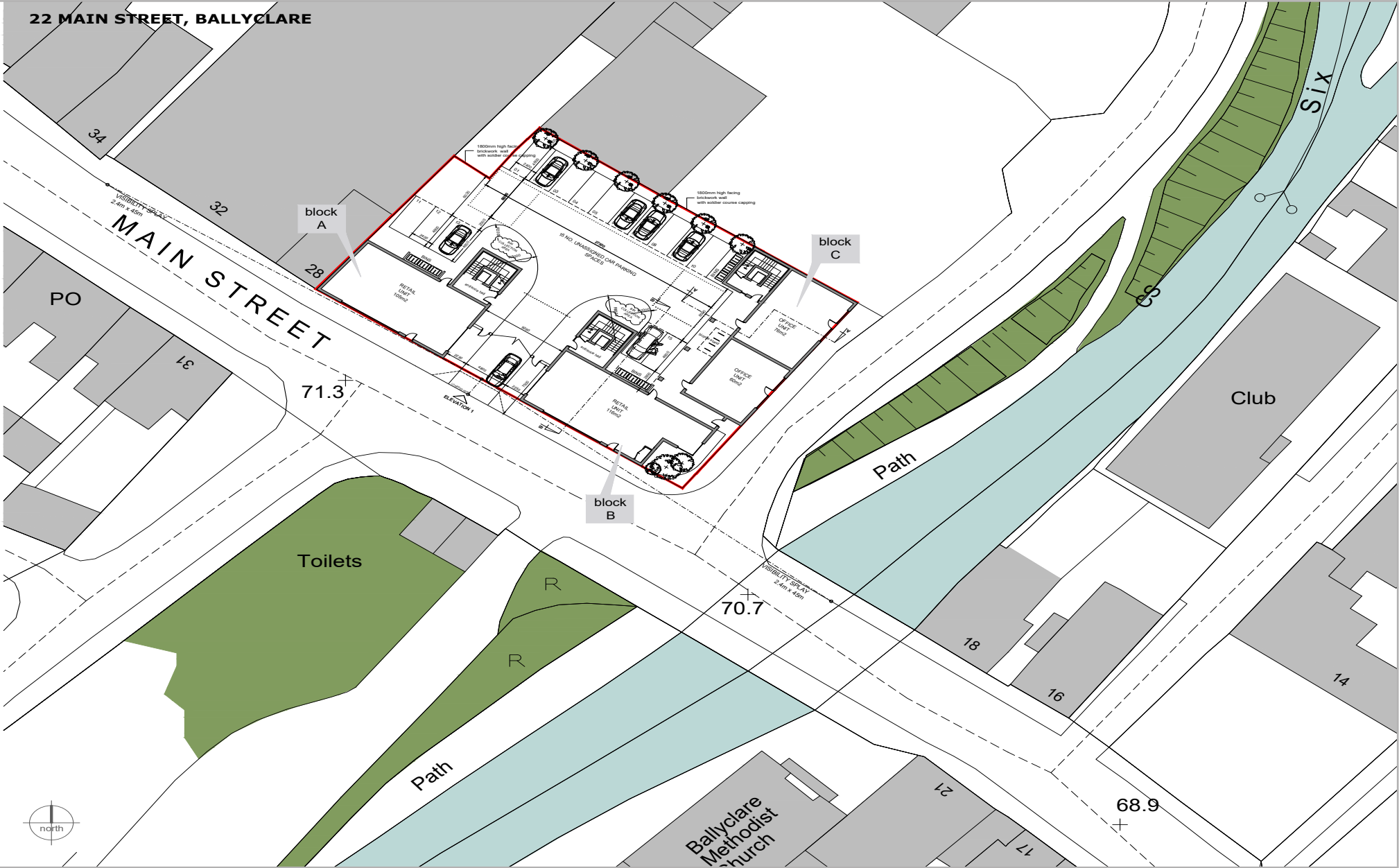
Title

Assumed Freehold/Long Leasehold.



For Indicative Purposes Only

Proposed Plan

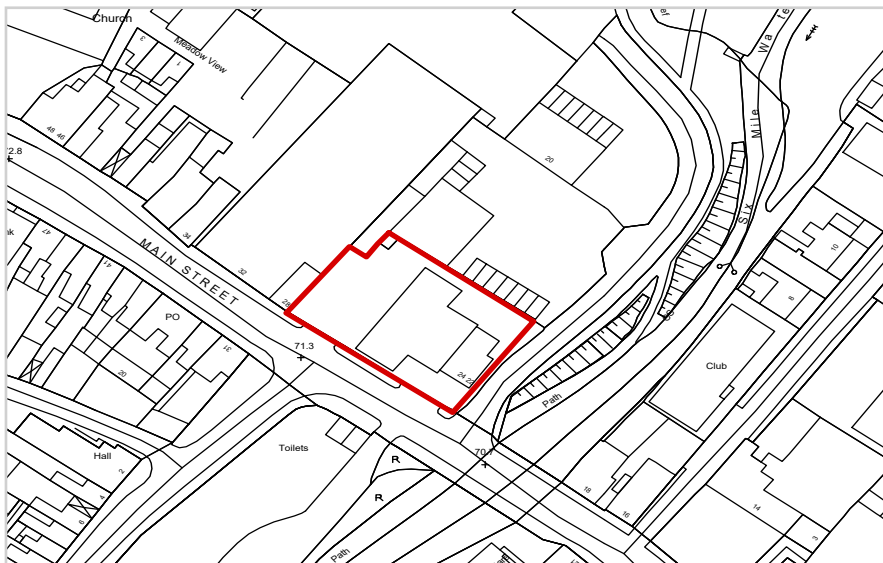


For Indicative Purposes Only

Proposed Plan



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Rates

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

Car Wash

Net Annual Value: £6,550

Rate in £ 19/20: £0.5893

Rates payable, if applicable: £3,859.92

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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