

# REDEVELOPMENT OPPORTUNITY FOR SALE

82 BALLYMISCAW ROAD, HOLYWOOD, BT18 9RW

**CBRE NI**

PART OF THE AFFILIATE NETWORK



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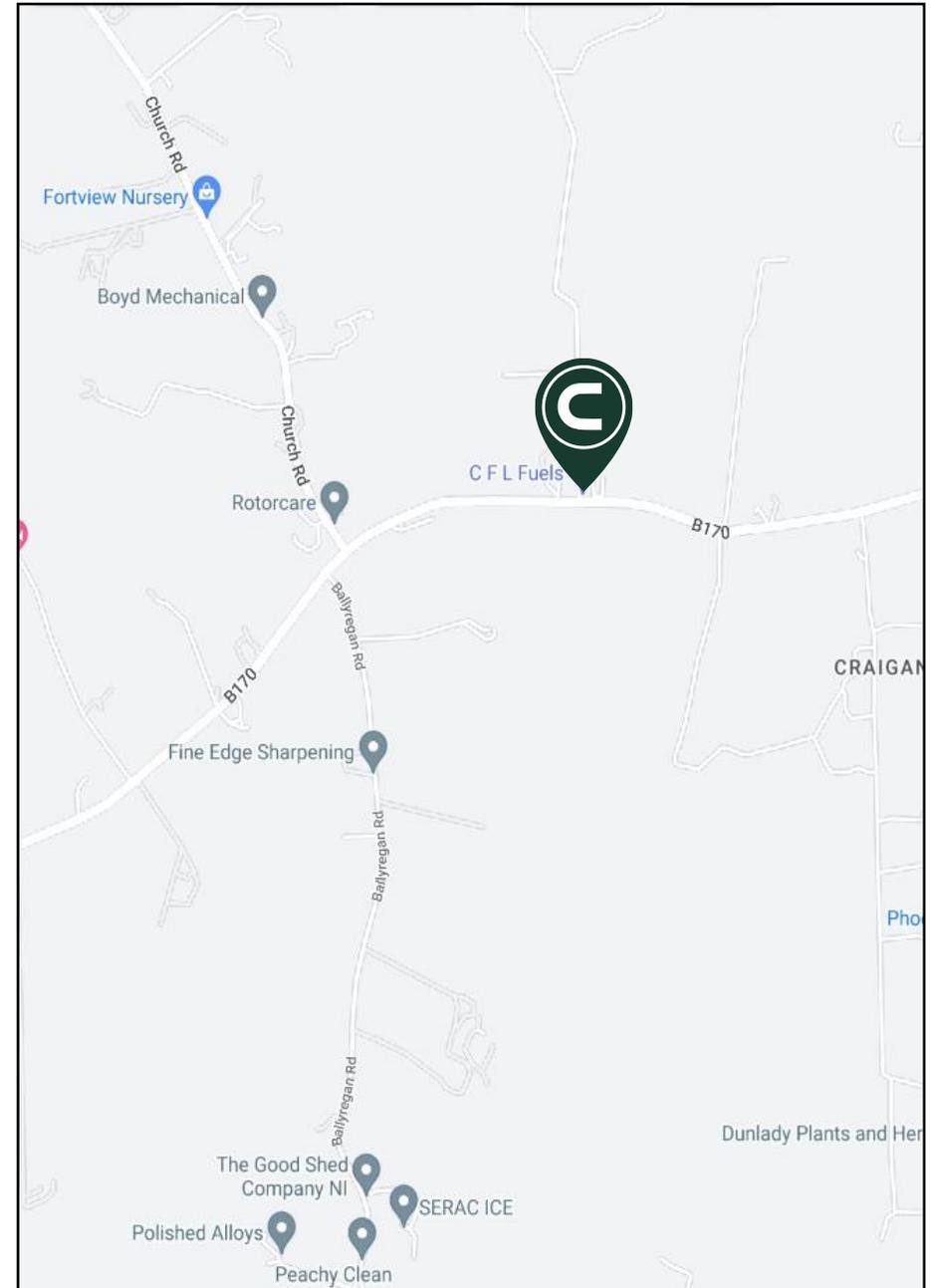
## Key Benefits

- 8 minute drive to Hollywood Town Centre
- 23 minute drive to Belfast City Centre
- George Best Belfast City Airport is within a 10-minute drive
- Property extends to 0.7 acres

## Location

Hollywood is a coastal town within the metropolitan area of Belfast in County Down, approximately 5.5 miles north of Belfast city centre. Hollywood is a prosperous town located on the Belfast to Bangor road, in close proximity to George Best Belfast City Airport and Hollywood Train Station.

The subject property is located on the Ballymiscaw Road (B170 Road) in Hollywood, a popular arterial road used to commute to Belfast city centre. The property is located approximately 6.5 miles (23-minute drive) from Belfast city centre and 3.6 miles (8-minute drive) from Hollywood town centre. George Best Belfast City Airport is located approximately 5.0 miles (10-minute drive) away and Belfast International Airport is approximately 25.3 miles (38-minute drive) away.



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## Description

The site comprises a former petrol filling station, workshop/storage units to the rear of the petrol filling station, and a bungalow with an accompanying granny flat. The bungalow is a traditional build with painted rendered walls and a pitched roof with red tiles. The site area is approximately c. 0.7 acres.

## Sale Price

We are seeking offers in the region of £450,000 exclusive.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the stores is £4,450, therefore the estimated rates payable for 2023/2024 is £2,410.

The estimated rateable value for the petrol filling station is £3,900, therefore the estimated rates payable for 2023/2024 is £2,112.

We have been advised by Land and Property Services that the estimated capital value for the house is £290,000. The the estimated rates payable for 2023/2024 is £2,526.

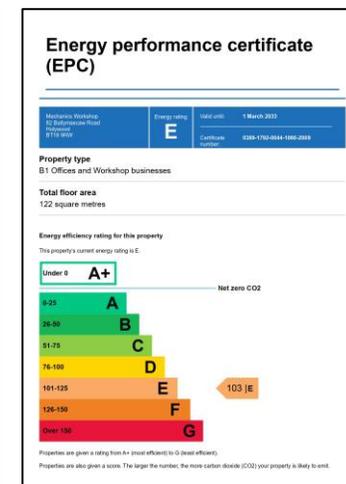
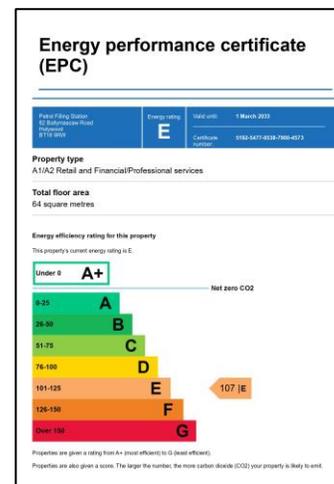
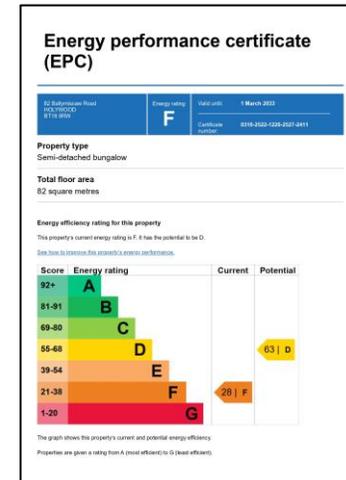
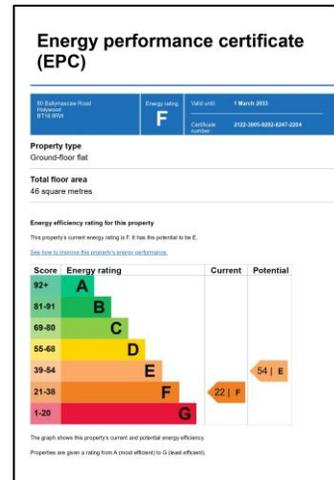


## VAT

All prices are quoted exclusive of VAT, which may be payable.

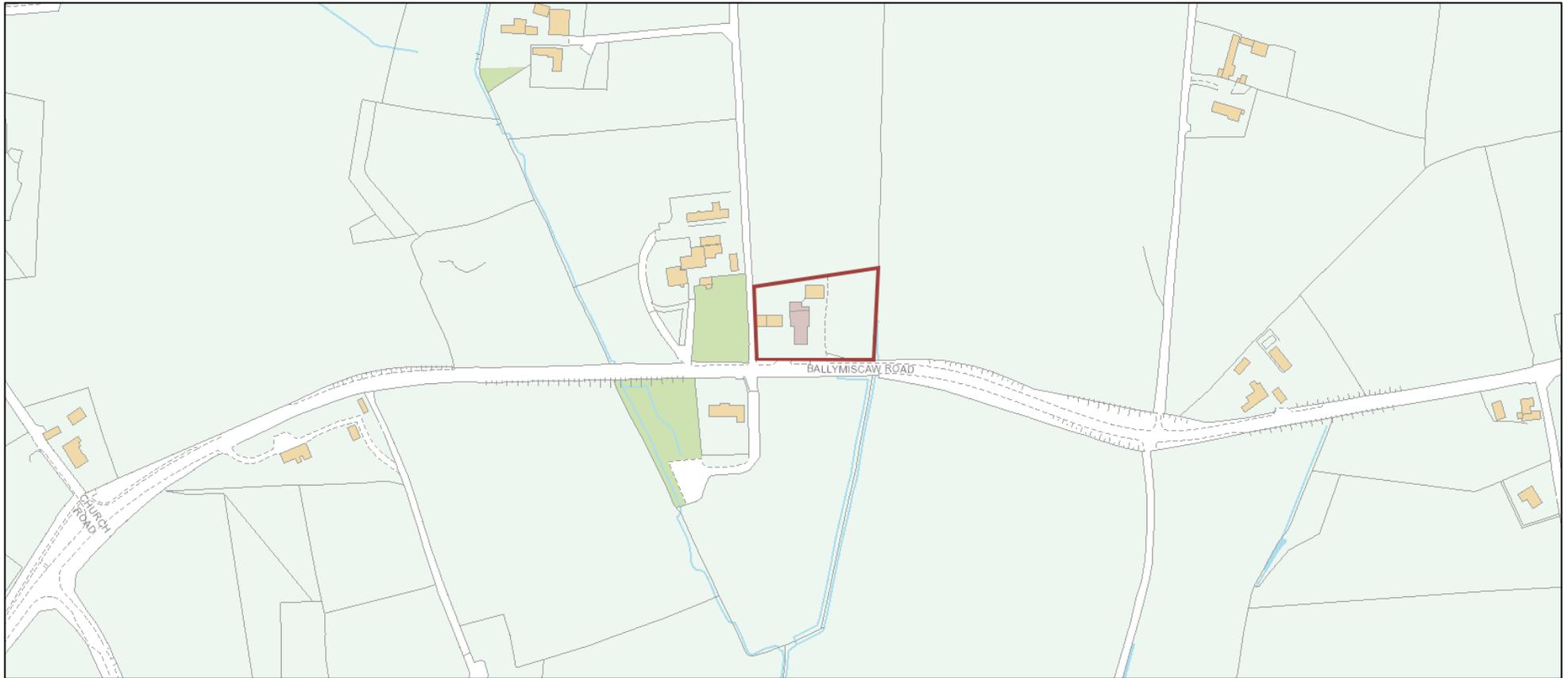
## EPC

A copy of the EPC Certificates are available below and can be made available on request.



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## Contact Us

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