

For Sale

Excellent Refurbishment / Redevelopment Opportunity
321, 323 & 323A Antrim Road, Belfast, BT15 2HF



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE



For Sale

321, 323 & 323A Antrim Road, Belfast, BT15 2HF



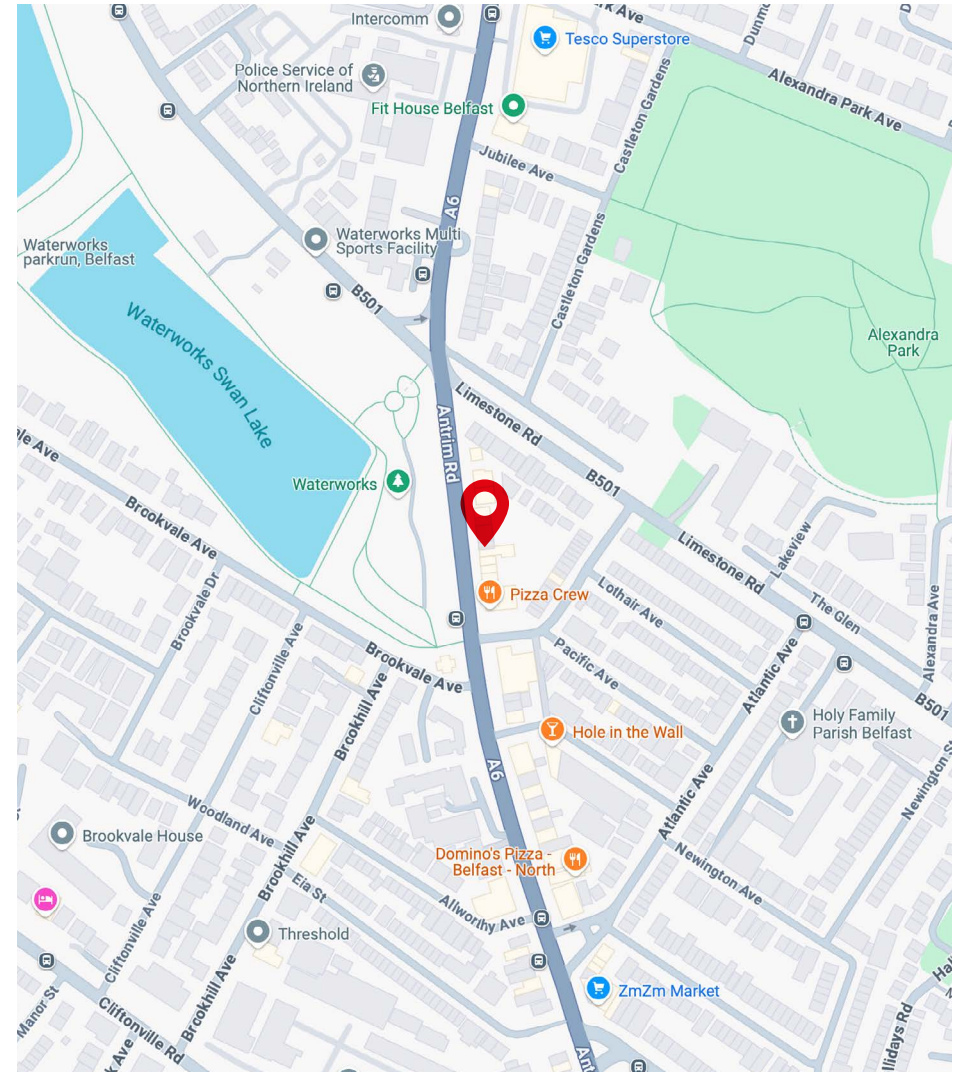
Property Highlights

- Situated in a highly prominent location directly opposite Waterworks Park.
- Extending to approx. 2,300 Sq Ft (213.64 Sq M) on a site of c. 1,725 Sq Ft (160 Sq M).
- Sold with the benefit of vacant possession.
- Suitable for a variety of domestic and non-domestic uses, subject to any necessary statutory consents.
- Offers over £135,000 exclusive, subject to contract.

Location

The Antrim Road is a main arterial route through North Belfast connecting the northern suburbs and Glengormley to Carlisle Circus and Belfast City Centre benefitting from high volumes of vehicular and pedestrian traffic and being well served by public transport.

The subject property occupies a highly prominent and accessible position on the Antrim Road close to its junction with the Limestone Road and Cavehill Road directly opposite Waterworks Park approximately 1.5 miles north of the City Centre. The locality comprises an array of commercial uses and high density residential development with neighbouring commercial occupiers to include Geraldine McGuigan Beauty, Northend Clothing and Pizza Crew with Tesco nearby.



For Sale

321, 323 & 323A Antrim Road, Belfast, BT15 2HF



Description

A two storey over basement mid terrace property of a traditional construction beneath pitched and flat roofs with two enclosed yards to the rear.

The ground floor comprises a former veterinary practice configured to provide treatment/consulting rooms, waiting/reception areas, office and storage accommodation.

The first floor, which can have its own access off the Antrim Road, provided living accommodation but is currently utilised for storage comprising four rooms plus kitchen and WC facilities.

The basement provides storage accommodation.

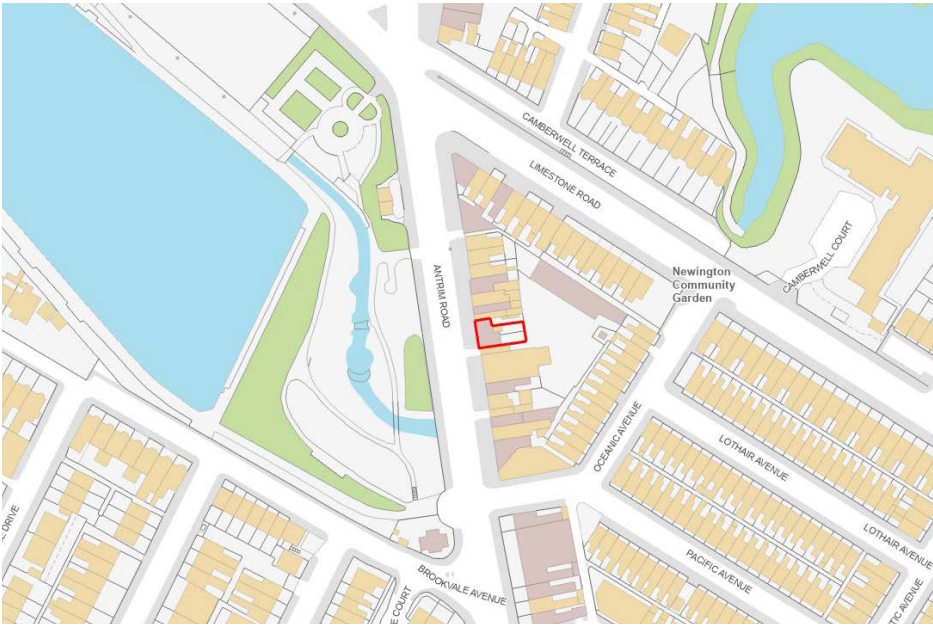
The rear yards are paved and contain outbuildings and WC facilities and a Right Of Way over third party lands facilitates servicing.

Accommodation

The property provides the following approximate internal areas:

Description	Sq Ft	Sq M
Basement	795	73.85
Ground Floor	820	76.15
First Floor	685	63.64
Total	2,300	213.64

The property occupies a site area of approximately 1,725 Sq Ft (160 Sq M)



Not To Scale. For indicative purposes only.



For Sale

321, 323 & 323A Antrim Road, Belfast, BT15 2HF



Zoning and Planning

The subject property lies within the Development Limit, in a Commercial Node and Area of Parking Restraint, and in an HMO Development Node.

We are not aware of any planning applications in respect of the subject property.

Prospective purchasers should make their own enquiries with the local planning office.

Tenure

We understand that the property is held Long Leasehold, subject to a nominal ground rent.

Rates

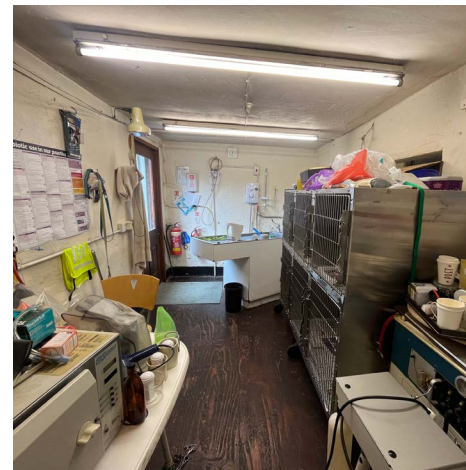
Rates payable for the property for 2025/26 total approximately £6,604, excluding any reliefs that may be applicable.

Price

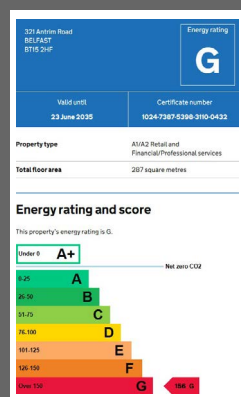
Offers invited in excess of £135,000 exclusive, subject to contract.

VAT

All prices, rentals and outgoings are quoted exclusive of but may be liable to Value Added Tax. We understand that the property is not elected for VAT.



EPC



McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

James Russell

028 9023 3455

james.russell@cushwake-ni.com

Robert Toland

028 9023 3455

robert.toland@cushwake-ni.com

Pierce Mulrone

028 9023 3455

pierce.mulrone@cushwake-ni.com



**CUSHMAN &
WAKEFIELD**



**McCOMBE
PIERCE**

Disclaimer

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.