

FOR SALE - SUBSTANTIAL FORMER CHURCH BUILDING

92 - 114 CAVEHILL ROAD, BELFAST BT15 5BT



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Summary

- Substantial building situated in an extremely popular residential area.
- Excellent frontage onto the Cavehill Road, situated in North Belfast.
- The former church is Grade B2 listed situated on a mature site of approx. 1.30 acres.
- The site benefits from two vehicle entrances with an abundance of on-site car parking.
- Potential development opportunity, subject to any statutory planning consents.

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Location

The subject property is located in the North of Belfast, approximately c. 3 miles from Belfast City Centre. The property holds a prominent position on the Cavehill Road, a well-known Belfast suburb in close proximity to the North Circular Road and the Antrim Road. The Cavehill Road provides excellent access to Belfast City Centre and to both the M1 and M2 motorways via the Westlink.

The immediate area comprises of high-density residential housing along with a variety of commercial occupiers and both primary and secondary schools to include Belfast Royal Academy, Dominican College and St. Malachy's College.

Description

Former Cavehill Methodist Church comprising a Grade B2 listed two storey premises built between 1955 - 1957.

The property has a three-stage hipped roof tower to the East, a single-storey hipped roof hall to the South West, covered in natural slate. There is a single and two storey flat roof extension to the rear.

The site benefits from two vehicle entrances from the Cavehill Road, with an abundance of on-site car parking facilities.

Planning

The subject property is Grade B2 Listed as per Historical Building Ref No. HB26/44/067. The site is zoned as white land as designated within the Belfast Metropolitan Area Plan 2015 - (Map No. 4/001 - Belfast City).

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

Price

Offers invited in the region of £350,000

Accommodation

The property comprises of the following Net Internal Areas: -

Ground Floor	Sq m	Sq Ft
Church Hall	333.53	3,590
Parish Hall	282	3,035
Kitchen	21.07	227
Ancillary Offices/stores	62.23	700
1st Floor		
Offices / Stores	143.46	1,544
Total	842.29	9,066

VAT

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

Viewing

Strictly by appointment with the Sole Selling Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



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For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,

Belfast, BT1 4PB

T: 028 9023 3111

F: 028 9024 4859

E: mail@frazerkidd.co.uk

W: www.frazerkidd.co.uk

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