

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# FOR SALE

**DEVELOPMENT  
OPPORTUNITY  
(Subject to Planning)**

**591 Doagh Road  
Ballyearl  
Newtownabbey  
BT36 5RZ**

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**McKIBBIN COMMERCIAL  
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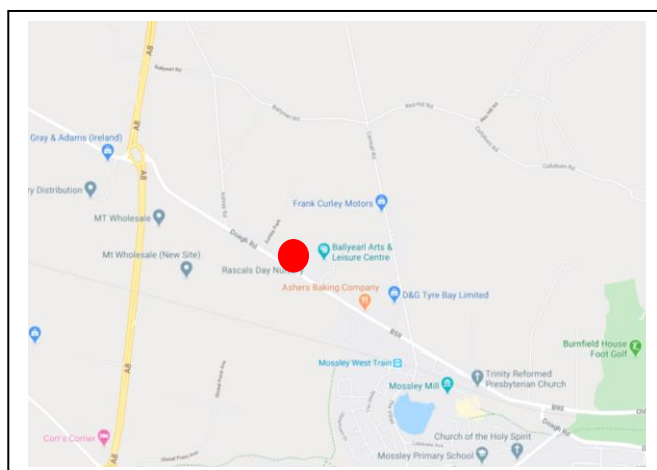
- The subject premises occupies a prominent corner location at the junction of Doagh Road and Ashley Park.
- The property previously was a day care nursery and is 210.98 m<sup>2</sup> (2,271 ft<sup>2</sup>) over ground and first floors and benefits from parking to the side of the premises and has a side garden.
- The subject premises are in need of refurbishment, however, the site could accommodate a residential development, subject to Planning Permission. (Prospective purchasers should make their own enquiries).

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## SITE AREA

c. 0.12 hectares (0.3 acres).

## SALE DETAILS

### PRICE:

Offers in excess of £185,000, exclusive.

### TITLE:

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## RATES INFORMATION

We are advised by Land & Property Services that the Rateable Value of the premises is £10,100.

Rate in £ 2020/21 = £0.519426

Rates Payable 20/21 = £4,197

(following Small Business Rates Relief)

## ACCOMMODATION

	Area
Ground Floor	– c. 169 m <sup>2</sup> (1,819 ft <sup>2</sup> )
First Floor	– c. 42 m <sup>2</sup> ( 452 ft <sup>2</sup> )
<b>Net Internal Area</b>	<b>– c. 211 m<sup>2</sup> (2,271 ft<sup>2</sup>)</b>



### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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