

Artists impression of proposed development.



**For Sale** Development Opportunity

565-567 Lisburn Road, Belfast, BT9 7GS



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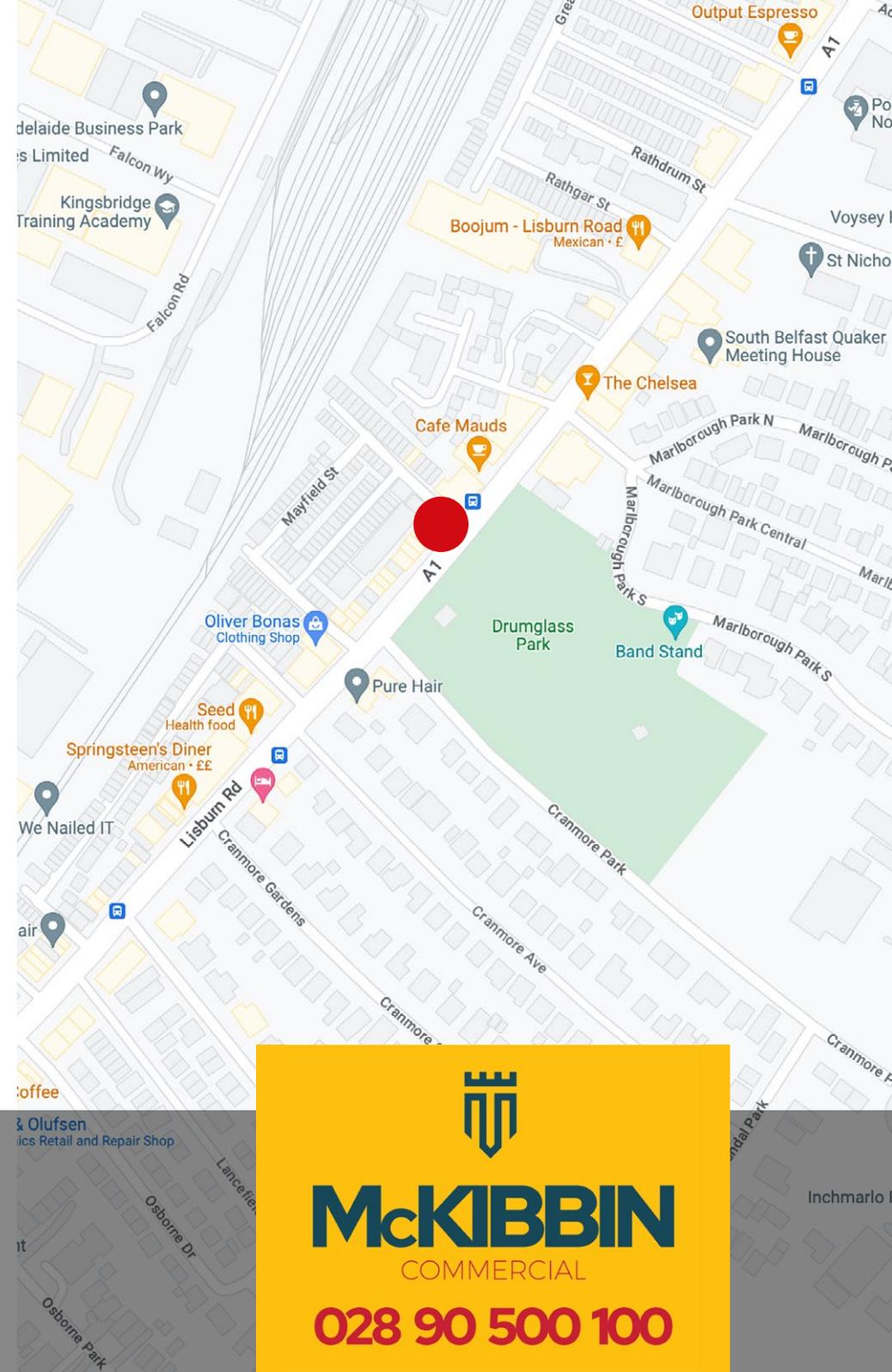
**028 90 500 100**

## SUMMARY

- Development site of 0.03 acres.
- Prime corner location on the Lisburn Road
- Two planning applications currently being considered

## LOCATION

- Lisburn Road in South Belfast is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian footfall and vehicular traffic.
- The site occupies a corner location with excellent return frontage onto the Lisburn Road of approx. 9.3m and Maryville Avenue of approx 13.8m, directly opposite Drumglass Park.
- The surrounding area is a mix of local and national retailers, cafes, restaurants etc. fronting Lisburn Road, with residential accommodation comprising modern apartments, traditional terrace housing, semi-detached and detaching housing in the avenues and streets off the Lisburn Road, for which demand is strong.
- Nearby occupiers include Café Mauds, Pizza Express, Marks & Spencer, Holland & Barrett, Templeton Robinson and Khao.



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## DESCRIPTION

- The subject comprises a cleared development site of approximately 0.03 acres.
- There are two planning applications currently under consideration.
- LA04/2022/2222/F proposes the construction of a ground floor restaurant and 4 one bed apartments at first and second floor level.
- LA04/2022/2226/F proposes the construction of a ground and first floor restaurant with 2 one bed apartments at second floor level.

## EXISTING ACCOMMODATION

Cleared site of c. 0.03 acres.

## TITLE

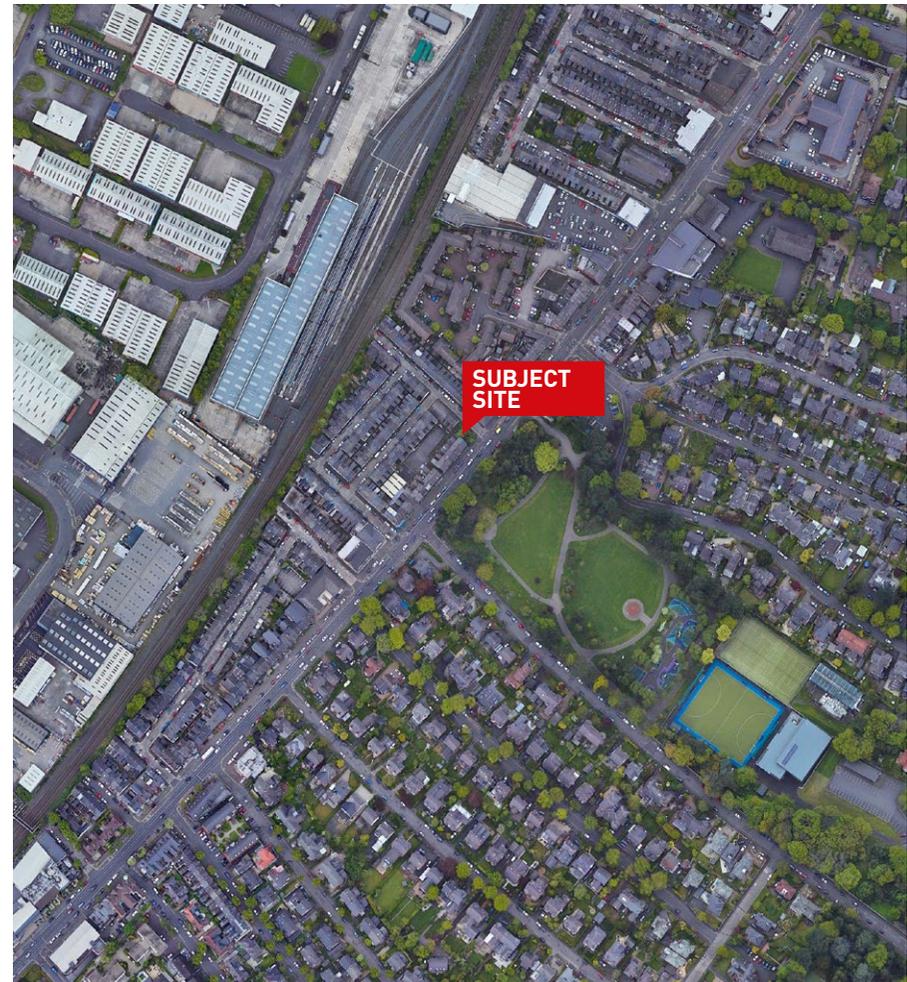
The property is held Freehold or Long Leasehold, subject to a nominal ground rent.

## PRICE

Offer in excess of £275,000, exclusive.

## VAT

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



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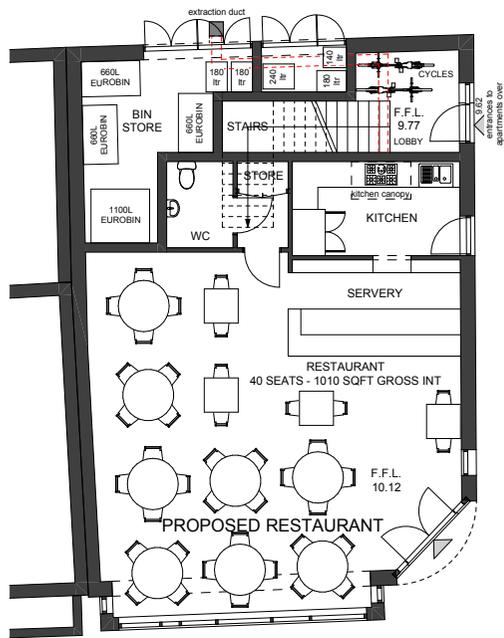


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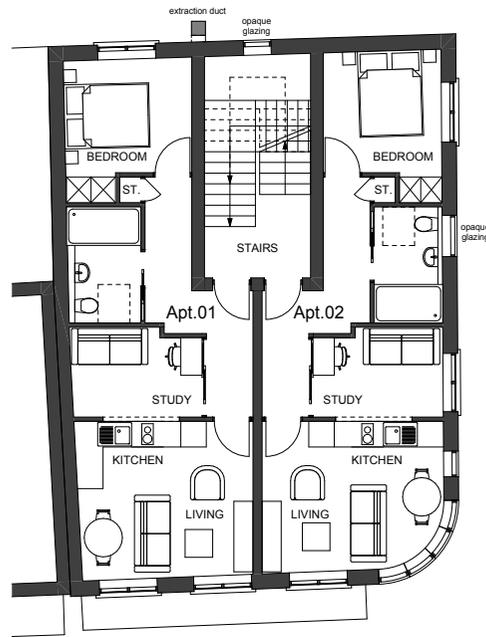
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# OPTION ONE

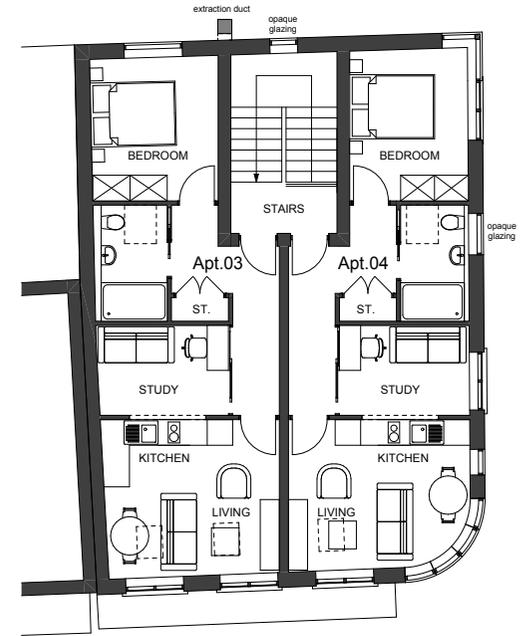
Planning Reference:  
LA04/2022/2222/F



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

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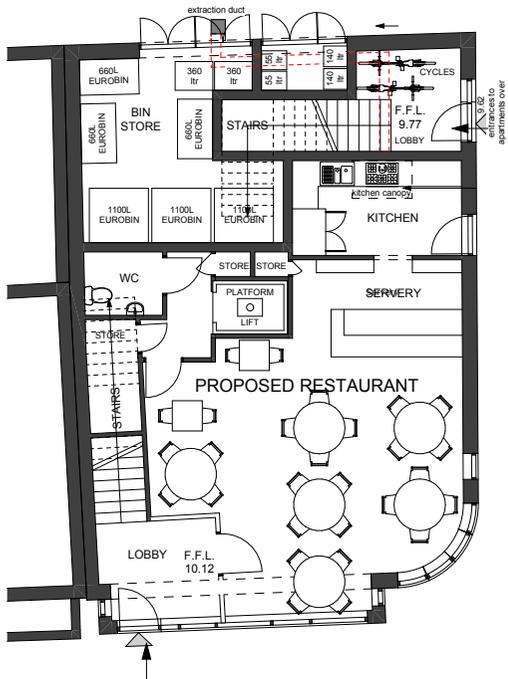


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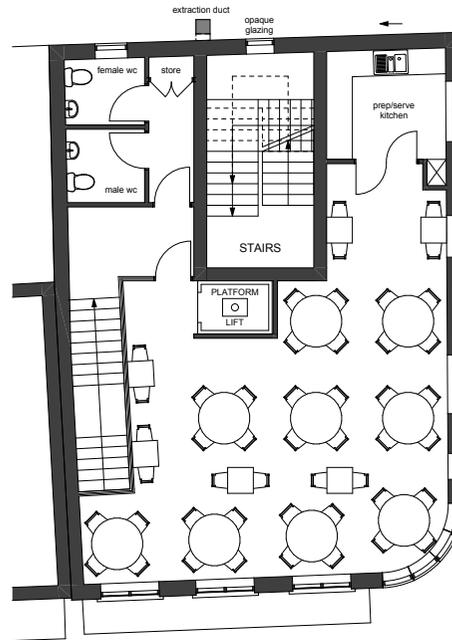
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# OPTION TWO

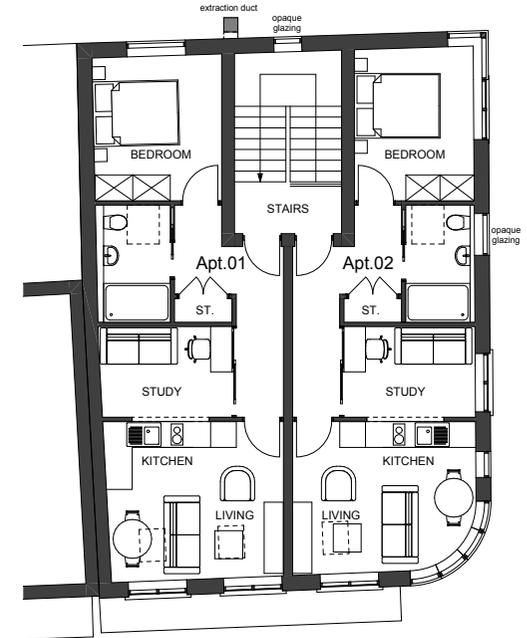
Planning Reference:  
LA04/2022/2226/F



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

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## CONTACT

For further information or to arrange a viewing contact:

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