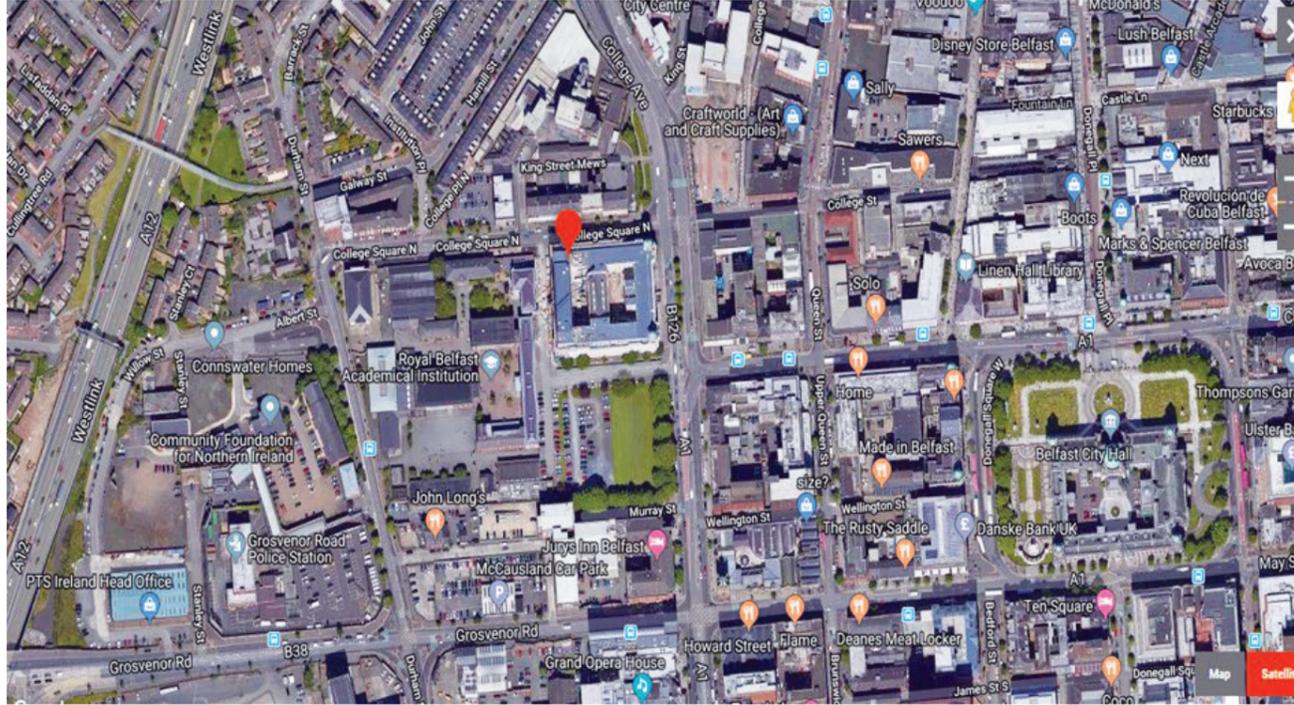




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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Note: These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding the particulars.



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FOR SALE

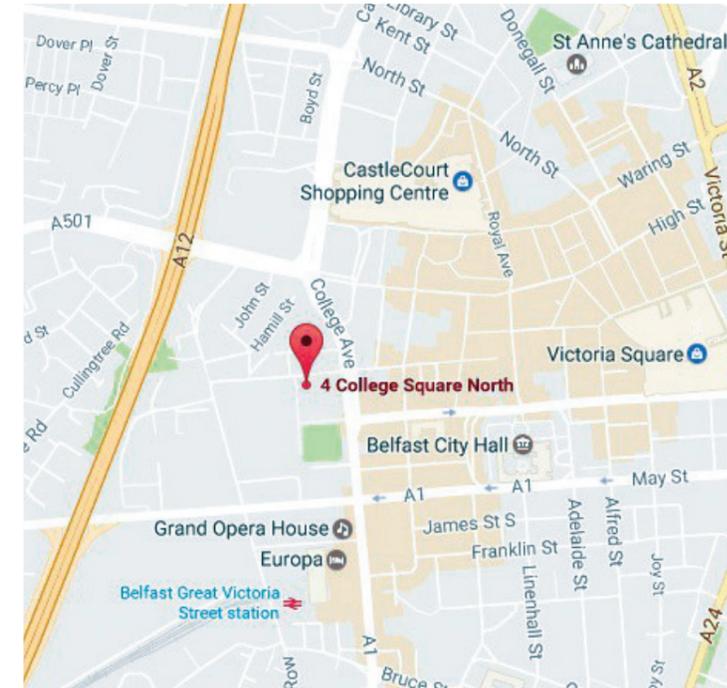
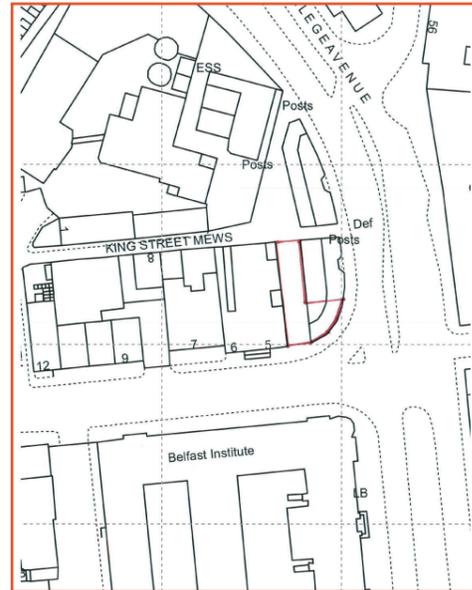
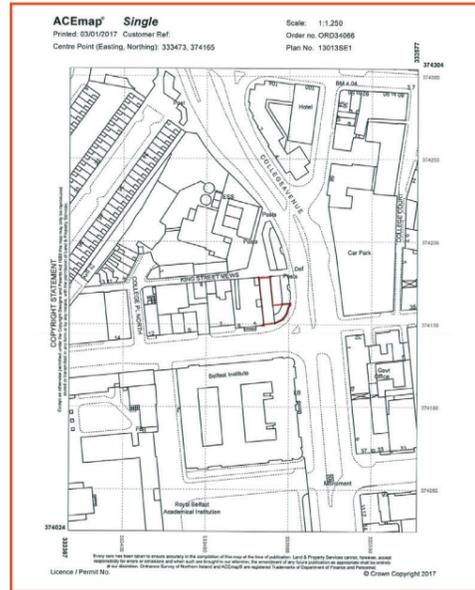
4 College Square North
Belfast, BT1 6GB

£290,000

4 College Square North Belfast BT1 6GB

Offers Around £290,000

- Prominent City Centre Location
- Site Area 241 sqm (2,600 sq ft) Approx
- Planning Permission For “Retail And Office Development” (Lapsed)
- Excellent Development Opportunity (subject to planning).



Location

The site holds a very prominent location close to the junction of College Square East and is adjacent to the new John Bell Student Housing, Millfield and Wellington Place with easy access to the M1 and Westlink via Durham Street and Grosvenor Road.

The neighbouring properties comprise a mixture of new build student housing, traditional office buildings and an array of hotels and restaurants.

Planning

Planning Permission was granted for the erection of “Retail and Office” development (Ref: 2/92/2773). This permission has now lapsed.

Viewing

To organise a viewing, please contact Michael Devlin on **028 9064 2888** or by email on m.devlin@hamptonstates.co.uk



Description

We are pleased to present to the market this cleared site, with frontage onto College Square North. This site extends to some 241 m sq (Approx) with a depth of 98 ft (30 metres) and a frontage of 23 ft (7 metres).

This site would be a fantastic opportunity to build a “Retail and Office” development for either owner occupation or speculative development.

