

FOR SALE

29 Hillhead Road, Ballyclare, BT39 9DS

Excellent Development Opportunity (Subject to Planning)

Lisney



## Features

- Ideal development opportunity.
- 0.32 Acres.
- c. 2,045 sq. ft. of existing built accommodation.
- Suitable for a wide variety of uses, subject to planning.

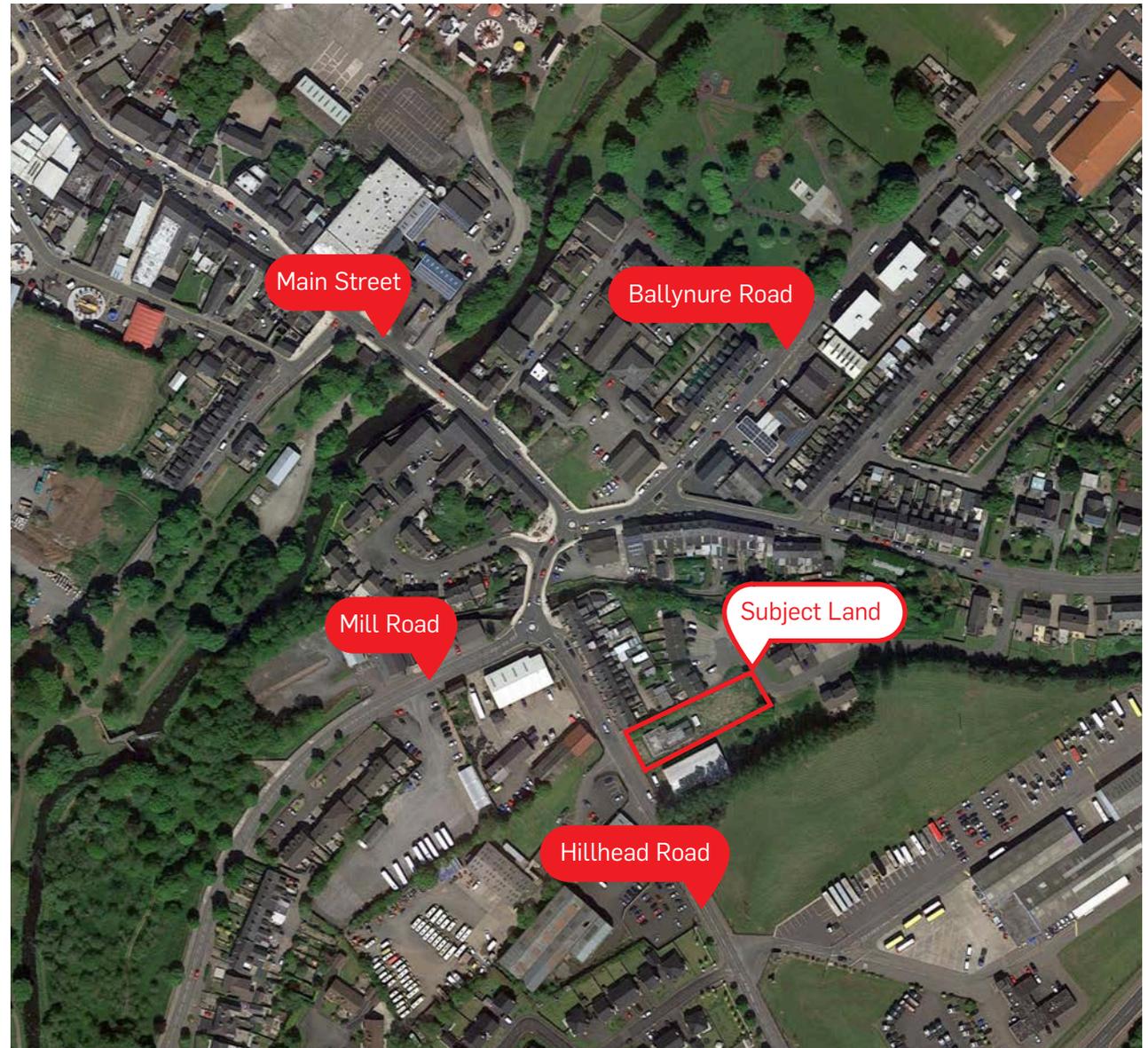
## Location

Ballyclare is a provincial town located c. 13 miles north of Belfast and approximately 11 miles east of Antrim.

The town is located c. 4.5 miles from Junction 5 of the M2, providing ease of access to Belfast City Centre, both airports and the wider motorway network. Due to the close proximity to Belfast, Ballymena, Larne and Antrim, with excellent transport links via the M2 and A8, the town is a popular commuter location.

The subject asset is located on the Hillhead Road, one of the main thoroughfares leading into Ballyclare.

The immediate area comprises of a mix of modern residential, leisure and commercial uses with Ballyclare Bus Station, Lidl supermarket and Ballyclare Leisure Centre within a few minutes walk.



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## Description

The asset is suited to both refurbishment and development, subject to obtaining the relevant planning permission.

The property comprises a detached, single storey building of approximately 2,045 square feet, previously used as the Ballyclare Social Security Office.

The property is set on a rectangular shaped site of approximately 0.32 acres which is level, sloping slightly towards the Hillhead Road.

The land is bounded by mesh security fencing along three sides, with part wall, part fencing to the front. The property is accessed via a gate and paved ramp from the Hillhead Road.

Internally, the building is split into several rooms including a reception area, eight offices, kitchen, male and female W.C.'s and a boiler room.



## Planning

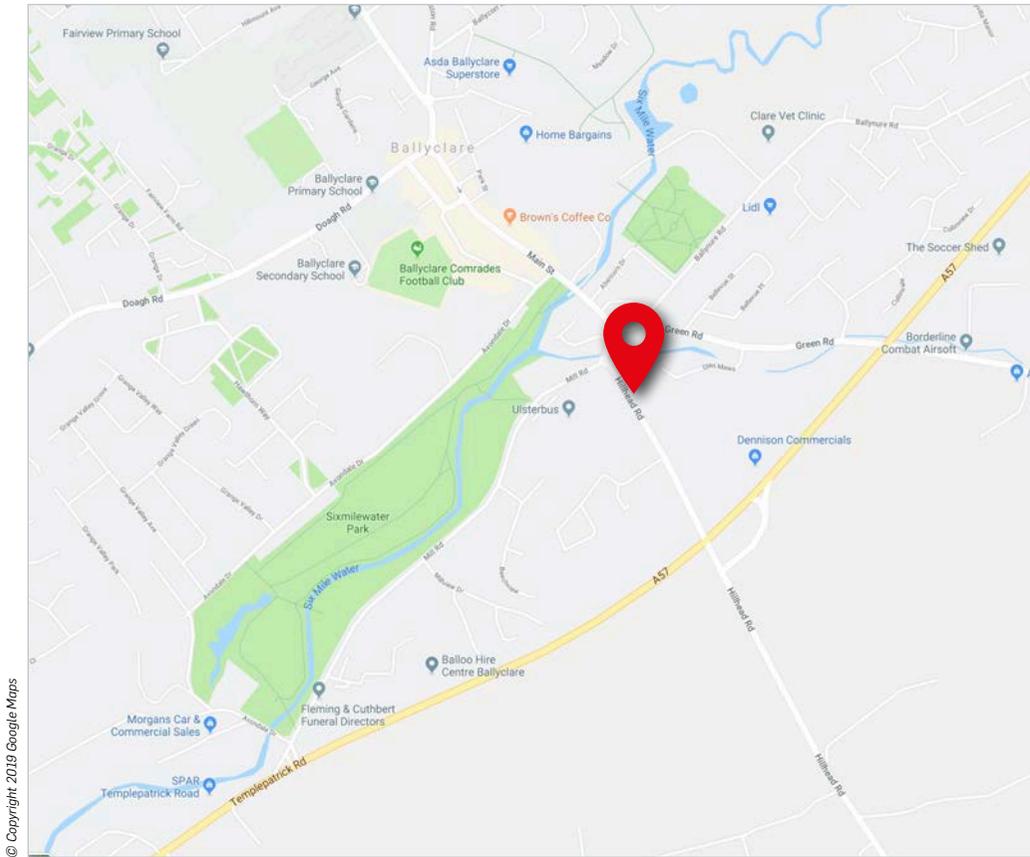
We have reviewed the local area plan Antrim Area Plan 1984-2001; and understand that the subject property is situated in an area zoned 'white land'.

All interested parties should make their own enquiries concerning planning.

## Accommodation



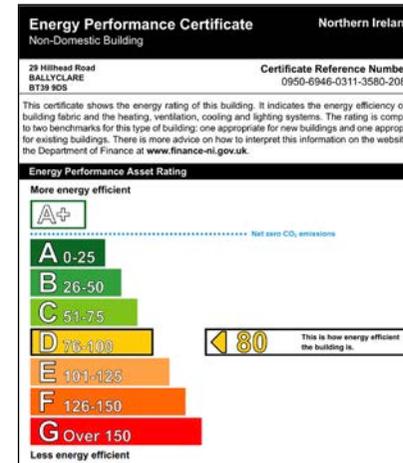
Description	Area
Building	2,045 sq ft / 189.99 sq m
Site	0.32 Acres



## EPC

The property has an energy rating of D80.

The full certificate can be made available upon request.



## Asking Price

Offers in excess of £85,000 excl.

## Title

We understand that the property is held freehold or long leasehold.

## Rates

We have been verbally advised by Land & Property services of the following:

NAV:	£7,150
Rate in the £ 19/20:	0.58936
Rates Payable 19/20:	£4,214

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

## Contact

Lynn Taylor  
028 9050 1501  
ltaylor@lisney.com

## 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/uk/si/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 Lisney. 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.