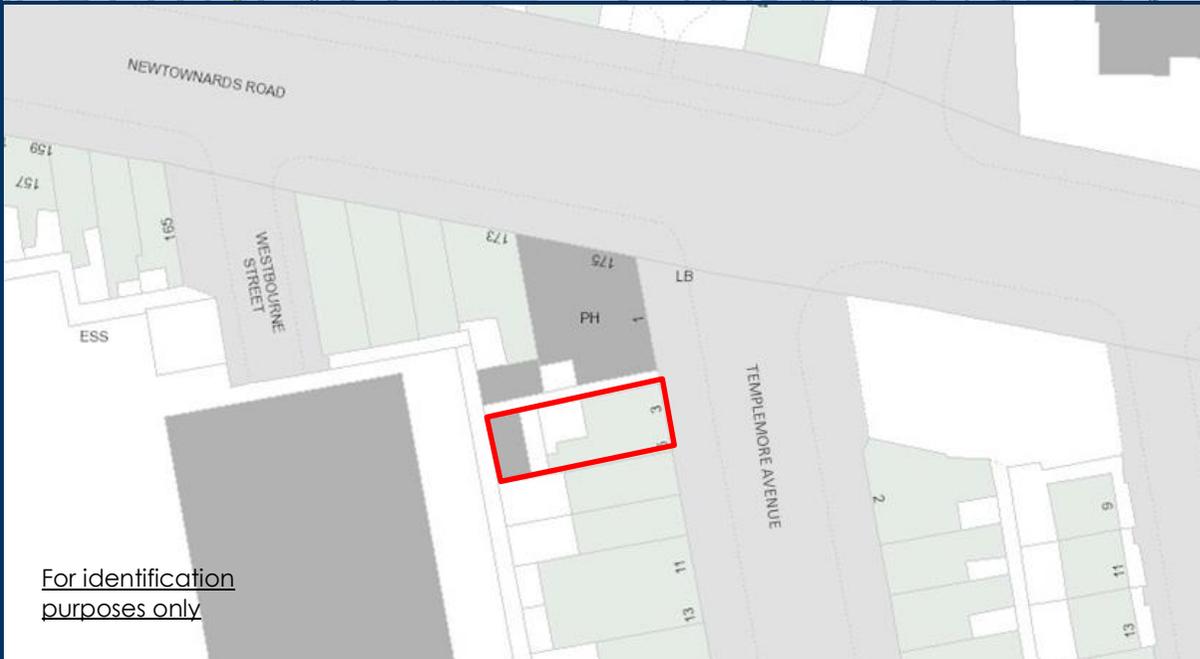
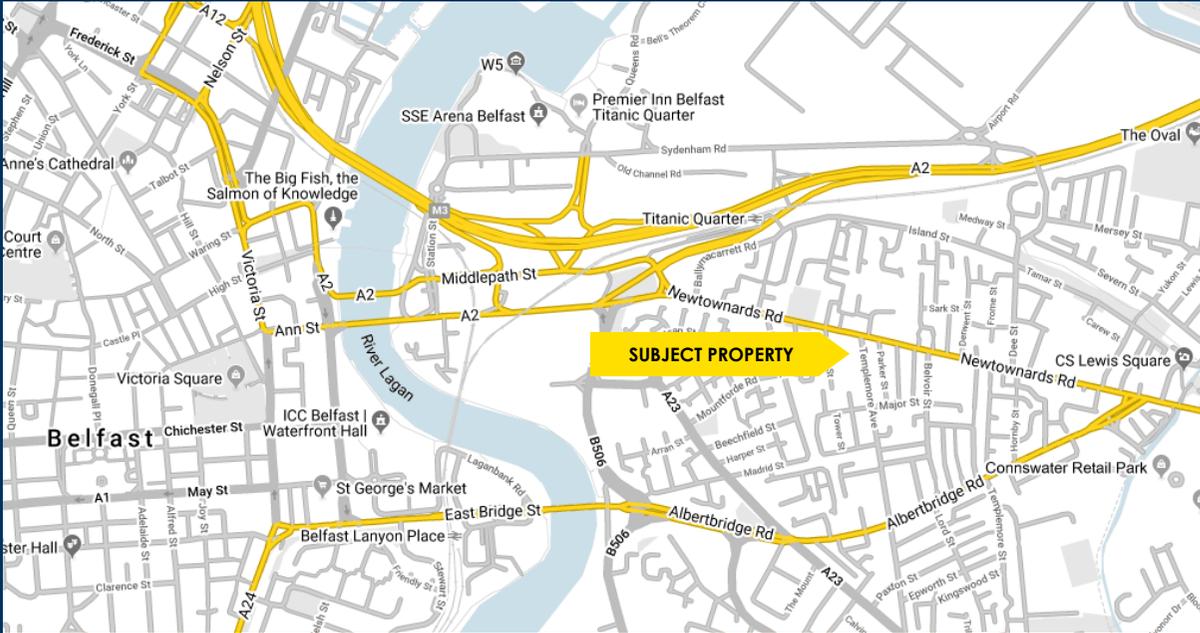




**FOR SALE**

Prominent Commercial / Residential Development Opportunity of c. 0.03 acres

**3-5 Templemore Avenue, Belfast BT5 4FP**



# LOCATION / DESCRIPTION

The subject is prominently located on the Templemore Avenue in close proximity to the junction with the Newtownards Road, one of Belfast's primary eastern arterial routes benefitting from high levels of passing vehicular and pedestrian traffic.

The property is situated in an ever popular and densely populated residential area located within walking distance of Belfast city centre and Connswater Shopping Centre, whose occupants include Lidl, B&M Bargains and The Range.

The subject property comprises a cleared site of c. 0.03 acres, rectangular in shape and is of flat topography.

The property offers excellent potential as a commercial / residential development opportunity subject to any necessary planning / statutory consents.

# SITE AREA

The subject sites extends to c. 0.03 acres (0.012 ha).

# SALES DETAILS

PRICE: Offers in excess of £80,000  
 TITLE: Assumed freehold

# VAT

All prices, outgoing etc are exclusive of, but may be subject to VAT.

# FURTHER DETAILS



O'Connor Kennedy Turtle  
 22 Adelaide Street  
 Belfast BT2 8GD  
 T +44 (0)28 9024 8181  
 E belfast@okt.co.uk

CONTACT: MATTHEW MCNUTT | matthew.mcnutt@okt.co.uk  
 MARK PATTERSON | mark.patterson@okt.co.uk

Our Ref: MMcNJ/7387

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.