

FOR SALE

COMMERCIAL



Prominent Commercial Building With Considerable Development Potential

79 CHURCH ROAD, CARNMONEY, NEWTOWNABBEY

- Detached roadside commercial property c. 1,722 sq. ft situated on a total site area of 0.15 acres
- Panoramic views towards Cave Hill
- Well established area of high density housing
- Suitable for a wide variety of commercial uses or residential development, subject to necessary statutory consents.
- Highly accessible location in close proximity to Abbey Centre, Valley Retail Park and M2 Motorway

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Lisney

Location

Carmoney is a townland in the north Belfast borough of Newtownabbey, located approximately six miles from Belfast City Centre.

The subject property occupies a prominent roadside location on Church Road, approximately 300 metres from its junction with Prince Charles Way. The neighbouring area comprises a mix of high density residential, office, retail and industrial uses. Neighbouring occupiers include Capita, Bombardier and The Abbey Centre.

Description

The subject property comprises a two storey, detached property with adjoining lean-to rear and side stores totalling c. 1,722 square feet. The property is in reasonable condition throughout and would be suitable for either owner occupation or redevelopment, subject to all necessary statutory consents.

The building is situated on a total site area of approximately 0.15 acres.

Accommodation

Net Internal Area – 1,722 sq. ft. Total site area – 0.15 acres.

Planning

The property has been zoned as 'White Land' and is located within the development limit as defined by the Belfast Metropolitan Area Plan 2015 - Newtownabbey section.

Furthermore, we understand that there haven't been any recent planning applications submitted on the property.

Asking Price

Offers invited in the region of £85,000 exclusive.

Title

We understand that the property is held freehold.

Energy Performance Certificate (EPC)

The property has an energy rating G-175. A full certificate is available upon request.

VAT

All prices and outgoings are exclusive of but may be subject to VAT

