



FOR SALE

**59 Saintfield Road, Belfast, BT8 6HB**

Prominent arterial road development site, suitable for a variety of uses, subject to planning permission.

**Lisney**



## Features

- Site area c 5,000 sq ft (c 0.11 acre)
- Frontage to Saintfield road – c 60 feet (c 18.3m)
- In close proximity to Forestside Shopping centre and a range of commercial, retail and residential uses
- Zoned 'white' land

## Location

Fronting Saintfield Road close to the major arterial road junction with the A55, Knockbreda Road, and c 1.5 miles to the south of Belfast city centre.

The site lies immediately adjacent to the Mount Oriel Day Centre and Library and a city centre bound bus stop.

The area is mixed use in character with residential, commercial, medical and retail uses represented in the vicinity. Forestside Shopping Centre, anchored by M&S, Sainsbury's and Dunnes, is c 400 metres from the subject and Drumkeen Retail Park with well known tenants such as Curry's, Smyth Toys, Harry Corry and B&M is located c 5800 metres away.



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## Description

Property comprises a prominent, cleared main road site/development opportunity suitable for a variety of uses, subject to planning permission.

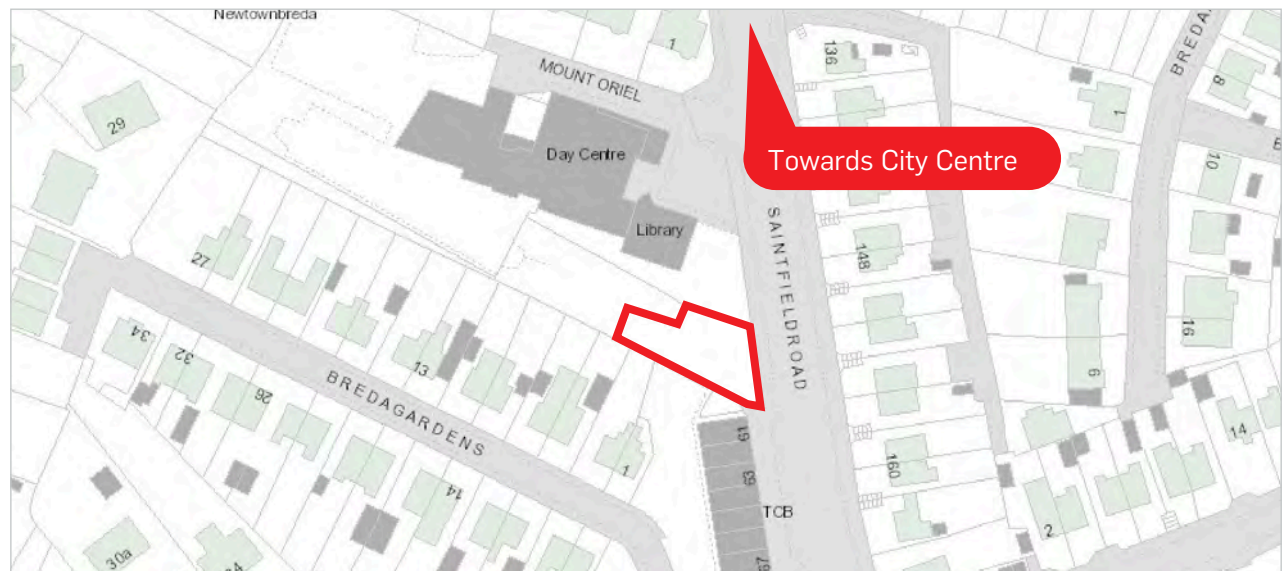
## Site Area

c. 5,000 sq ft

## Planning

The property is located within the development limit and is currently zoned 'white'.

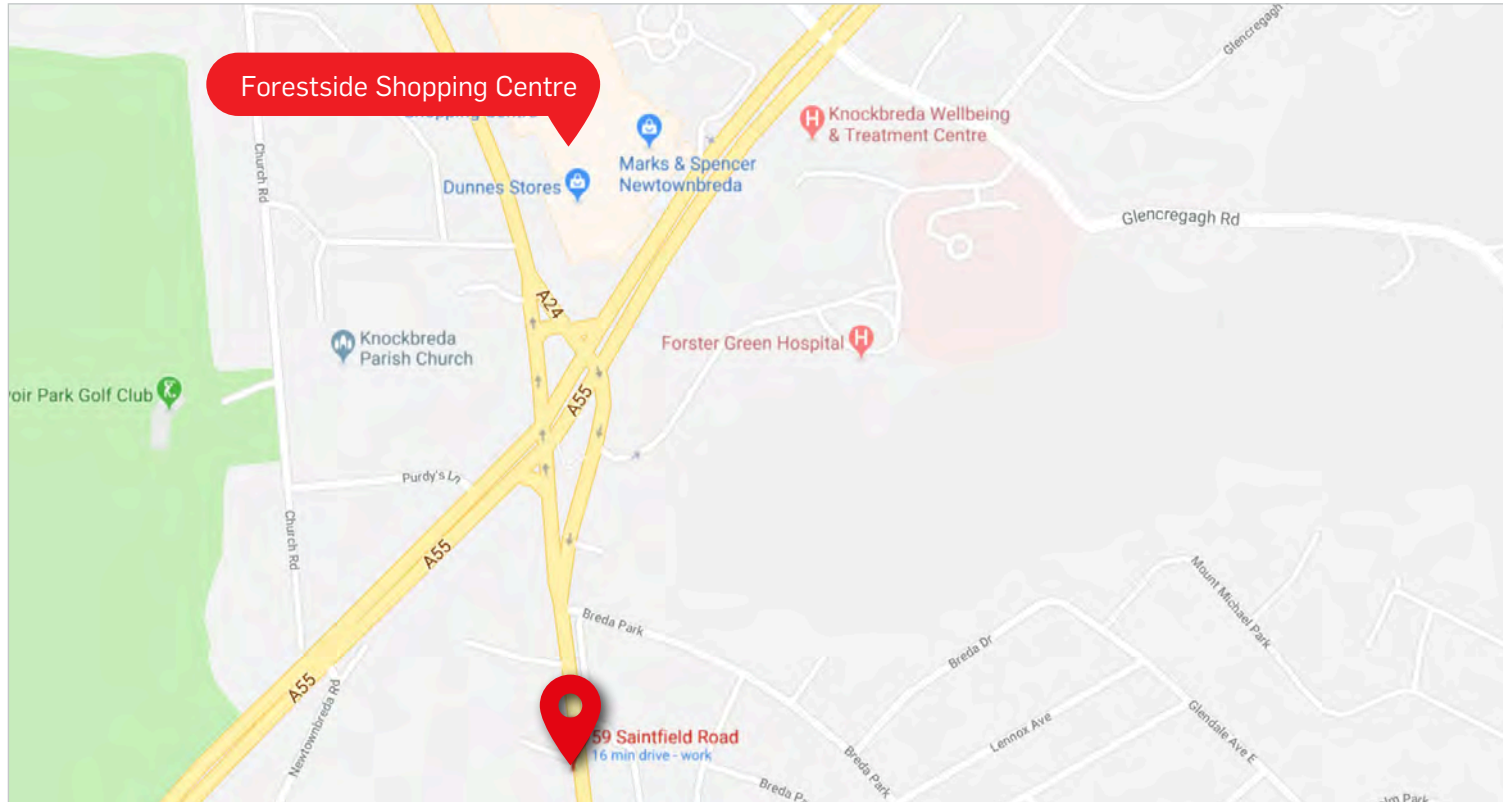
We understand that a planning application Ref Y/2006/0212/F was submitted for the 'Demolition of existing bank building and the erection of a ground floor retail unit with first floor office'. The application was withdrawn.



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028 9050 1501



## Asking Price

Offers invited.

## Title

Understood to be held Long Leasehold, subject to a nominal ground rent free of any restrictive covenants.

## VAT

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

## Contact

**Philip Culbert or David McNellis**

**028 9050 1501**

**pculbert@lisney.com**

**dmcnellis@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.*

**Lisney**

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