



FOR SALE

62 Upper Newtownards Road, Belfast, BT4 3EL

Former retail unit in popular East Belfast location

Lisney

Features

- Former retail property.
- Located in popular retail and residential area.
- Close to Connswater Shopping Centre and Ballyhackamore.
- Ideal opportunity for investor / developer.
- Number 64 and 68 Upper Newtownards Road for sale in separate lots.

Location

62 Upper Newtownards Road is located approximately 1.7 miles east of Belfast City Centre on the Upper Newtownards Road, one of the city's busiest arterial routes. The road acts as a link between Belfast and the commuter towns of Dundonald and Newtownards.

The surrounding area comprises a mix of property uses including residential, retail and office.

The property is situated just 200m from the bustling Newtownards Road and Connswater Shopping Centre with the likes of McDonalds, Boots and Argos also within close proximity.



© Copyright 2017 Google Maps - For Indicative Purposes Only

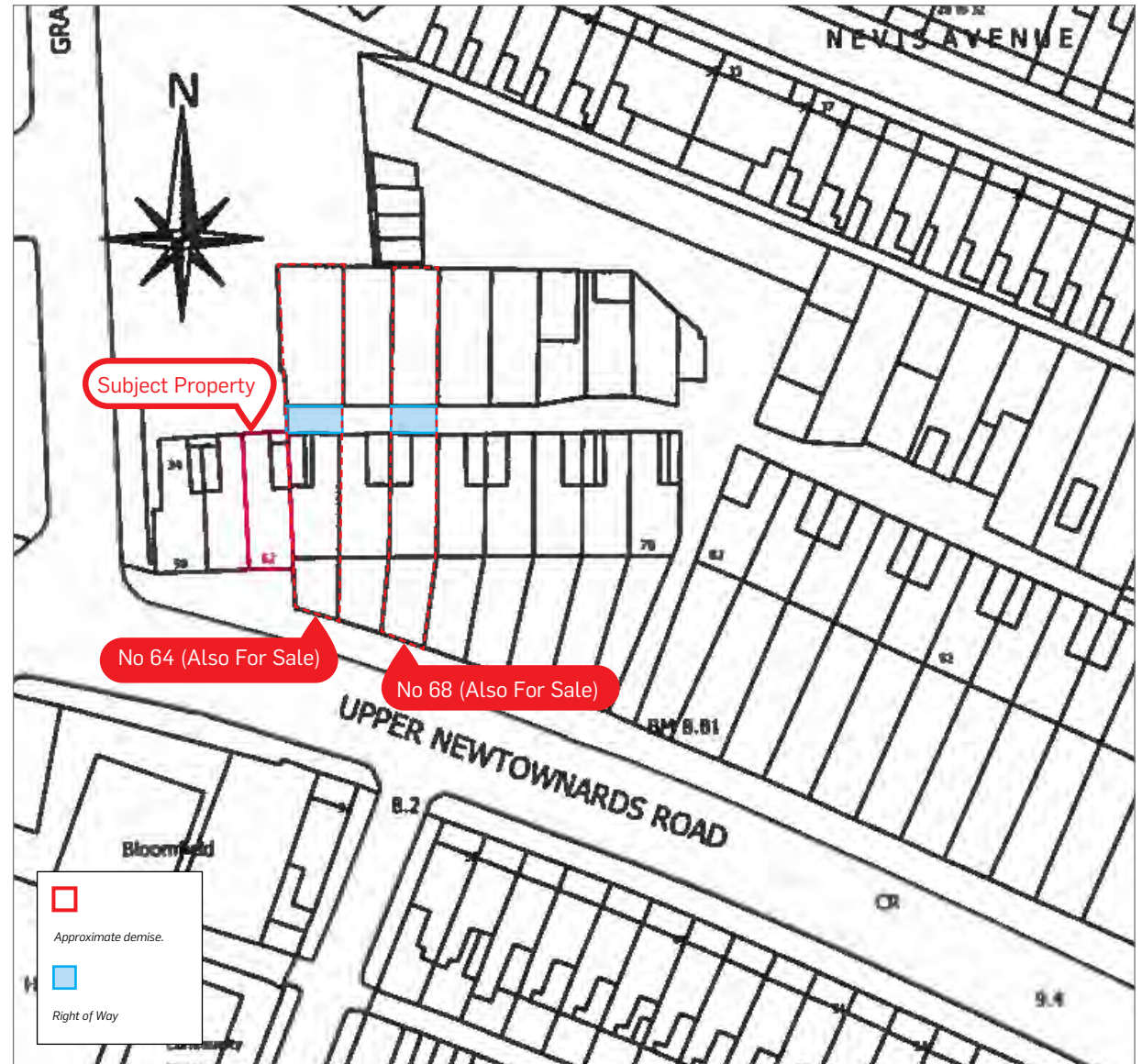
Description

The property comprises of a two and a half storey former retail property requiring full refurbishment / redevelopment.

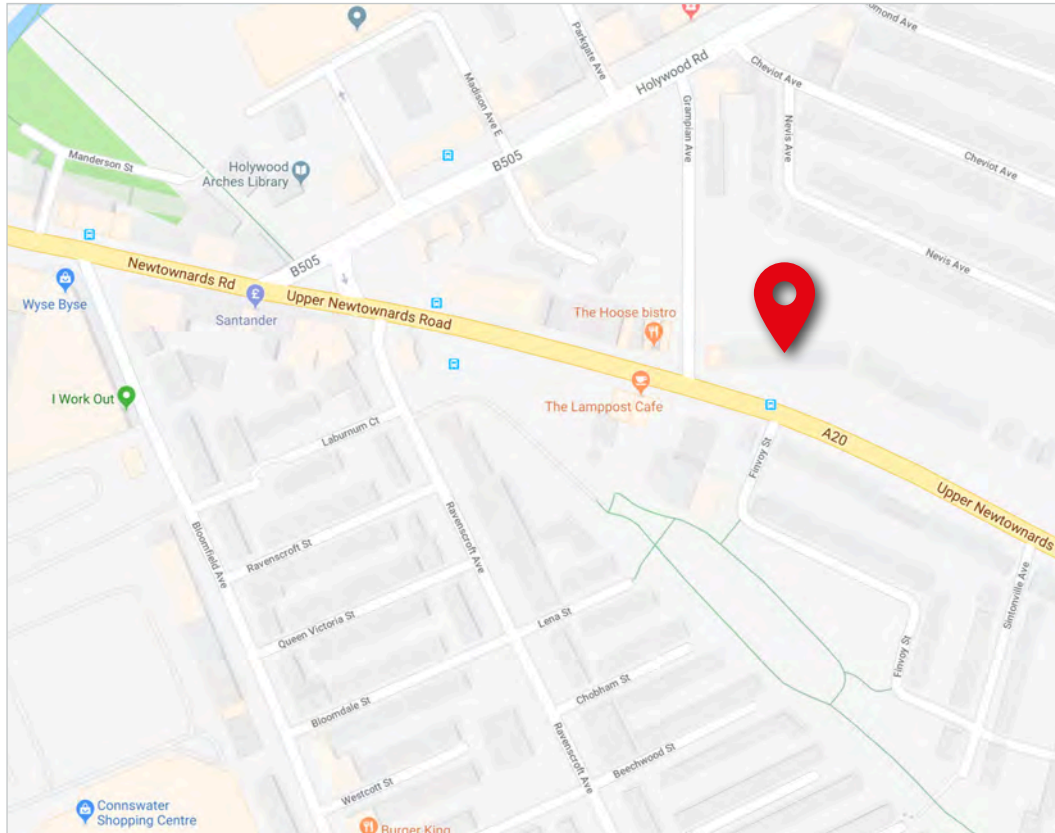
The two properties to the left hand side are retail, one of which is vacant and the other currently occupied by Sinclairs Super Shop. The property to the right hand side is a residential property and is also currently on the market for sale with Lisney.

Planning

We have reviewed the planning history and do not believe there to be any live planning consents on the property.



For Indicative Purposes Only



Viewings

Due to the condition of the property, we cannot facilitate any internal viewings of the property.

Rates

We understand the property is not currently on the valuation list.

Stamp Duty

This will be the responsibility of the purchaser.

Asking Price

£39,950

We will only be able to consider cash offers on this asset.

Title

Long leasehold.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

Lynn Taylor or Ronan Quinn

028 9050 1501

ltaylor@lisney.com

rquinn@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.