



FOR SALE

Former PSNI Station, 32-38 Ballynure Road, Ballyclare, BT39 9AG

Excellent refurbishment/development opportunity (subject to planning)

Lisney

Features

- Extensive town centre redevelopment opportunity.
- Prominent roadside location.
- c. 0.70 acres.
- Approximately 4,830 sq. ft. of existing built accommodation.
- Suitable for a wide variety of uses, subject to planning.
- Well known site within Ballyclare.

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, Belfast International Airport and the wider motorway network.

The immediate area comprises a mix of modern residential, leisure and commercial uses with a leisure centre, petrol station and Lidl supermarket within 200m.



For Indicative Purposes Only

Description

The subject property comprises a self-contained site of c. 0.70 acres, benefiting from an extensive frontage onto Ballynure Road, which provides the main point of access.

The site is well secured with security walling and fencing to the side and rear and the site is largely surfaced in tarmac with grass to the side and rear. Part of the site is currently laid in stones.

The property comprises approximately 4,830 sq. ft. of built accommodation arranged across office/administration, cell, staff and storage areas contained within a two-storey detached structure.

Please Note:

There is a small self contained area on the southern elevation of the site which currently accommodates a radio mast. This area does not form part of the disposal and is retained by the vendor.



Accommodation

Description	Size sq. m	Size sq. ft.
Existing accommodation	448.9	4,832

Site Size

The total site comprises approximately 0.70 acres.

Planning

We have reviewed the local area plan; Belfast Metropolitan Area Plan 2015 (Ballyclare Section) and understand that the subject property is located within the Ballyclare Settlement Development Limit and has been left unzoned as 'White Land'.

All interested parties are advised to make their own enquiries into the planning potential of the site.

Title

We understand that the subject property is held freehold.



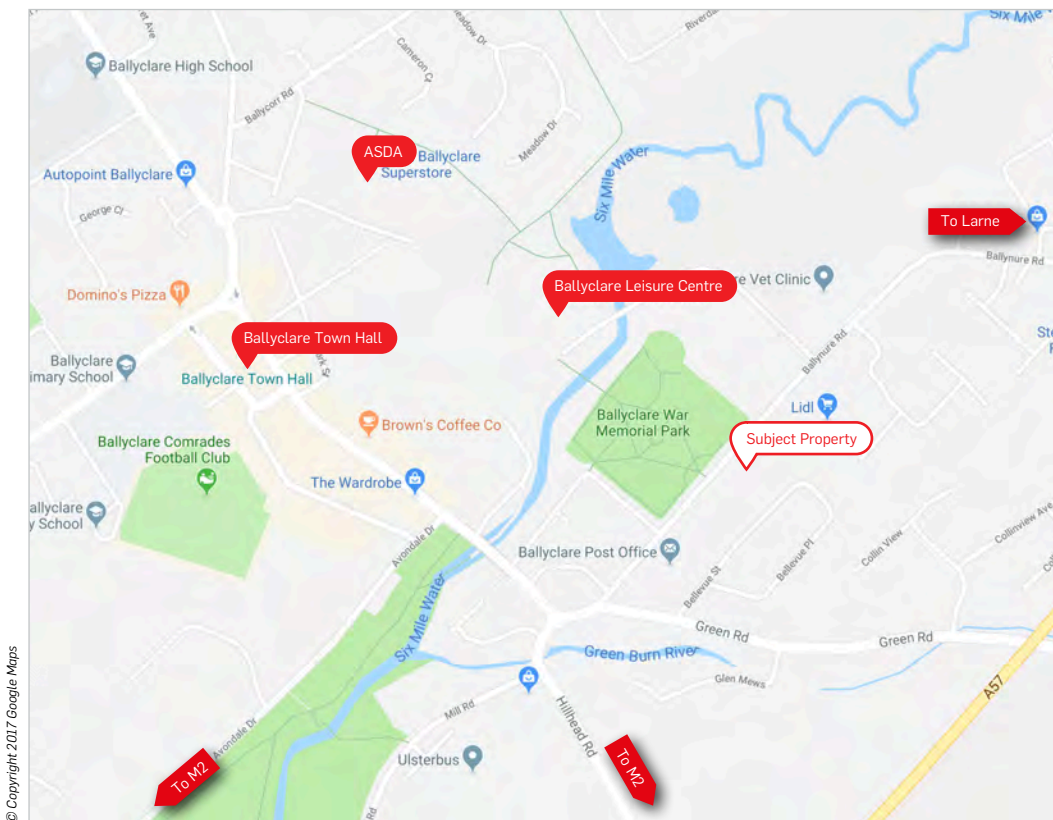
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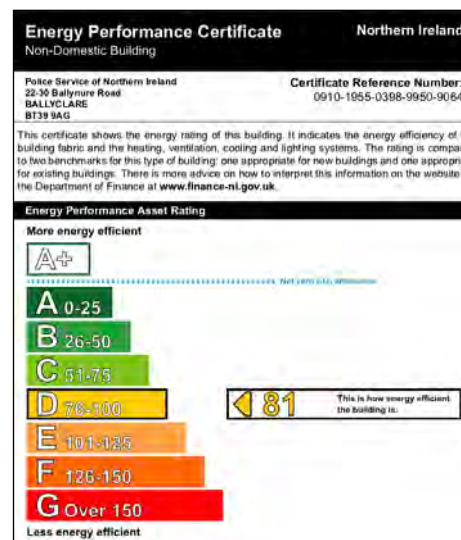
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EPC

The property has an energy rating of D81.

Full certificates can be made available upon request.



Asking Price

Offers in excess of £475,000 excl. are invited for the subject property.

Rates

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

NAV:	£16,000
Rate in the £ 2019/20	0.570036
Rates Payable 2019/20	£9,121

VAT

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

Stamp Duty

If applicable, will be the responsibility of the purchaser.

Contact

Lynn Taylor or Andrew Gawley
028 9050 1501
ltaylor@lisney.com
agawley@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

The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.