

# FOR SALE

## Development Opportunity / Office Building 240-242 Upper Newtownards Road, Belfast BT5 3EU



The property is situated in the heart of the vibrant Ballyhackamore area fronting a main arterial route and the new “Glider” rapid transit bus system.

The property comprises two large semi-detached properties connected to offices with extensive parking area to rear which may afford additional space for enlargement of the existing space.

Planning permission has recently been granted for change of use to two semi-detached dwellings with single storey extensions.



### PRICE

Offers over £380,000

### PLANNING

The planning permission obtained by McGonigle McGrath, Architects, involve full refurbishment and extension to provide two exceptional houses in keeping with the original architecture but providing an ultra modern lifestyle.

### RATES

NAV £19,950.00  
Rates payable 2018/19 £11,784.80  
Note: Details from LPS Valuation List

**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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# TEMPLETON ROBINSON

## COMMERCIAL

CHARTERED VALUATION SURVEYORS

### SIZE

<u>Ground Floor</u>	4 no Offices	609 sq.ft.	(56.6 sq.m.)
	Study	94 sq.ft.	(8.7 sq.m.)
	Kitchen	464 sq.ft.	(43.1 sq.m.)
	Utility Room	83 sq.ft.	(7.7 sq.m.)
<u>First Floor</u>	3 no Offices	479 sq.ft.	(44.5 sq.m.)
	Kitchen	59 sq.ft.	(5.4 sq.m.)
	Separate W.C.		
<u>Second Floor</u>	2 no Offices	410 sq.ft.	(38.1 sq.m.)
	Store		

### NO 242

<u>Ground Floor</u>	3 no Offices	351 sq.ft.	(32.6 sq.m.)
<u>First Floor</u>	2 no Offices	405 sq.ft.	(37.6 sq.m.)
	Staff Toilets		
<u>Second Floor</u>	2 no Offices	<u>408 sq.ft.</u>	(37.9 sq.m.)
		3,362 sq.ft.	

Outside Extensive parking front and rear

EPC E-123

VIEWING By appointment with our Ballyhackamore Branch  
028 9065 0000

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

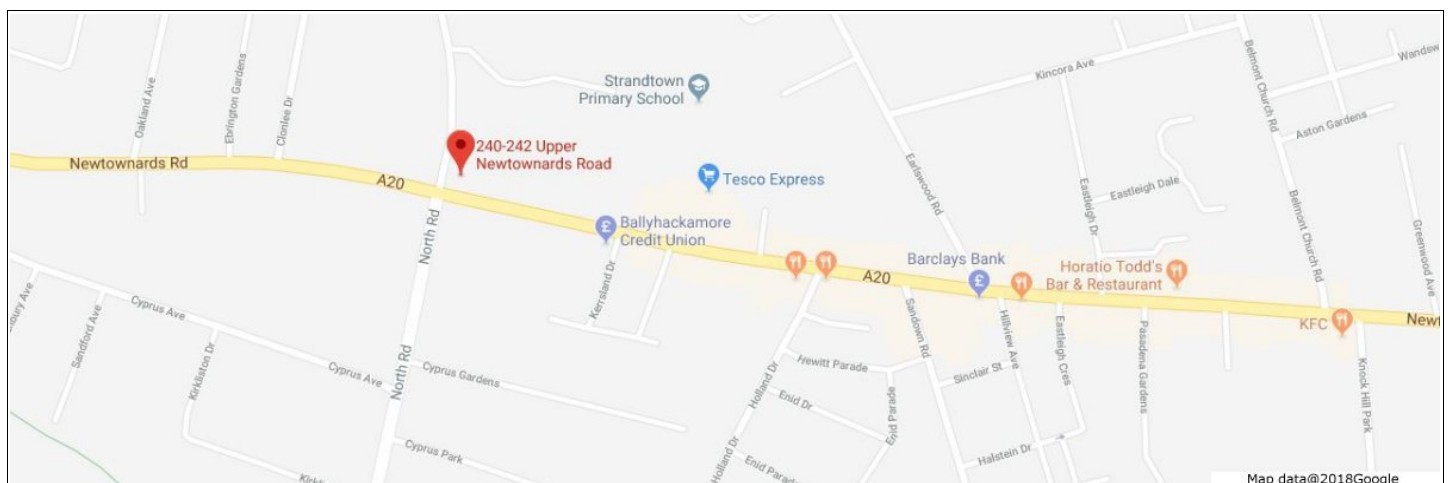
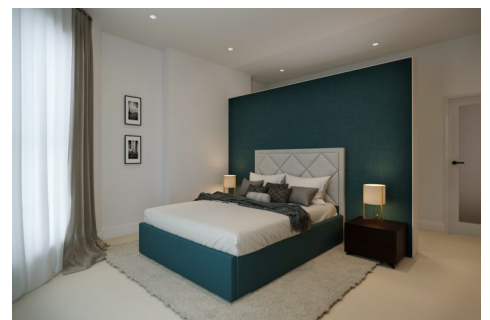
E 101-125

F 126-150

G Over 150

Less energy efficient

123 This is how energy efficient the building is.



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