



FOR SALE

1 Dill Road, Castlereagh, Belfast BT6 9HT

**COMMERCIAL PREMISES WITH DEVELOPMENT POTENTIAL (STPP)
TOTTALLING 947 SQ FT ON A SECURE SITE OF 0.33 ACRES**

Property outline for indicative purposes only



Commercial Real Estate
From every angle

Features

Existing building of 947 sq ft on a site of c. 0.33 acres

Land zoned as Existing Employment

May be suitable for a range of uses (STPP)

Self-contained secure site

Good road connectivity to Belfast and the wider region

LOCATION

The property is located on Dill Road in the Castlereagh area of East Belfast, approximately 3 miles from Belfast City Centre. The surrounding area is predominantly industrial, with a range of local amenities nearby.

The nearby A55 Outer Ring provides good transport links, offering convenient access to Belfast City Centre and the wider Greater Belfast area.

Surrounding occupiers include Thales Group, Pivotal, Lucid Fire & Security, Auto Technic, Metalcraft Engineering Ltd, Hanover Systems, Alan McVeigh Motor Repairs and WoodARCH Specialist Joinery.

DESCRIPTION

The property comprises a detached commercial premises (formerly used as a Driving Test Centre) of approximately 947 sq ft, occupying a secure site extending to approximately 0.33 acres. The grounds are laid in tarmac, providing parking and circulation space around the building.

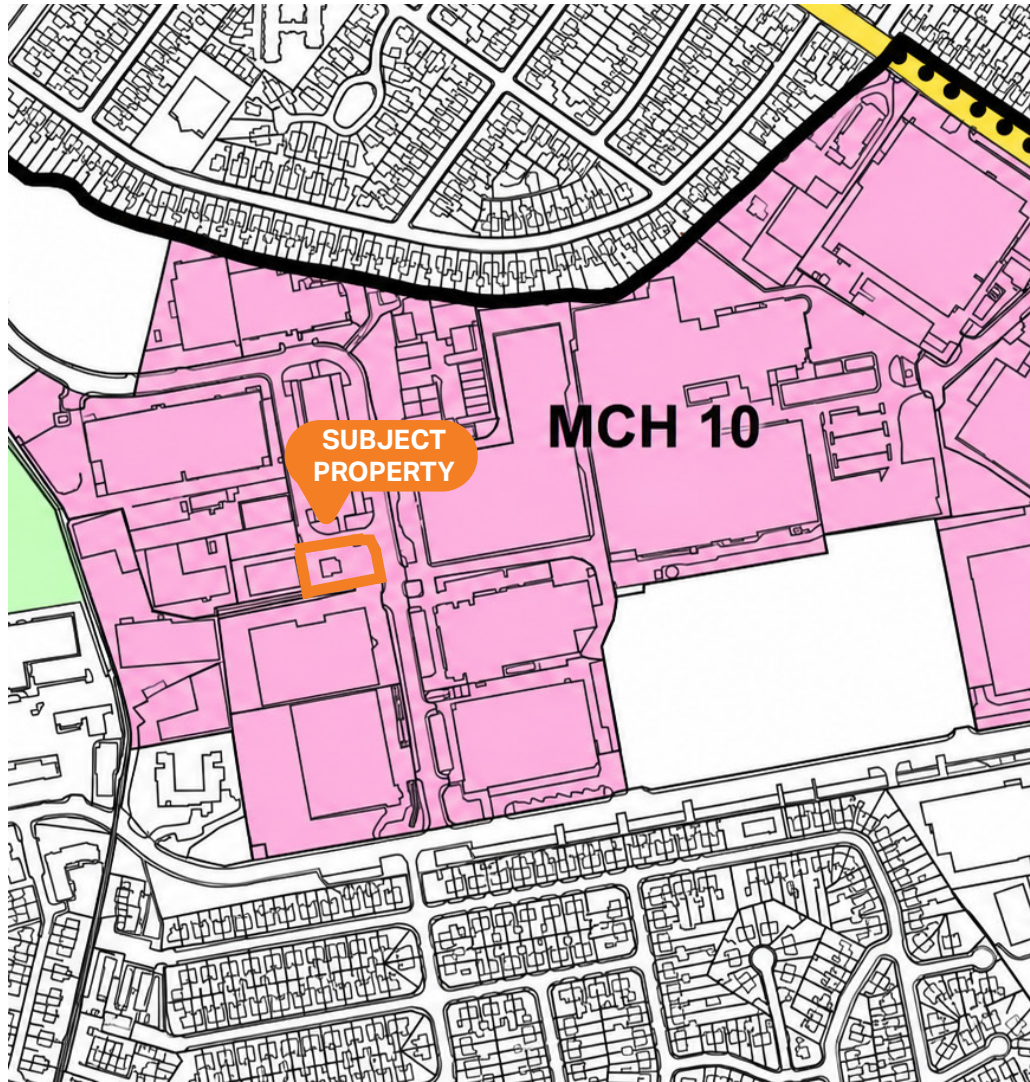
The property is in reasonable condition both internally and externally but may also offer potential for redevelopment, subject to the necessary consents.



PLANNING AND DEVELOPMENT POTENTIAL

We understand the site is zoned for Existing Employment under the Belfast Metropolitan Area Plan 2015 (BMAP), offering potential for redevelopment, subject to the necessary planning consents.

We understand that there are no live or expired planning relating to the site.



ACCOMMODATION

We understand the existing building extends to 947 sq ft and occupies a site of circa 0.33 acres

PROPOSAL

We are instructed to seek offers in excess of £275,000, exclusive.

RATES

NAV: £13,800.00

Rates Poundage 26/27: £0.65029

Rates Payable 26/27: £8,974.00.

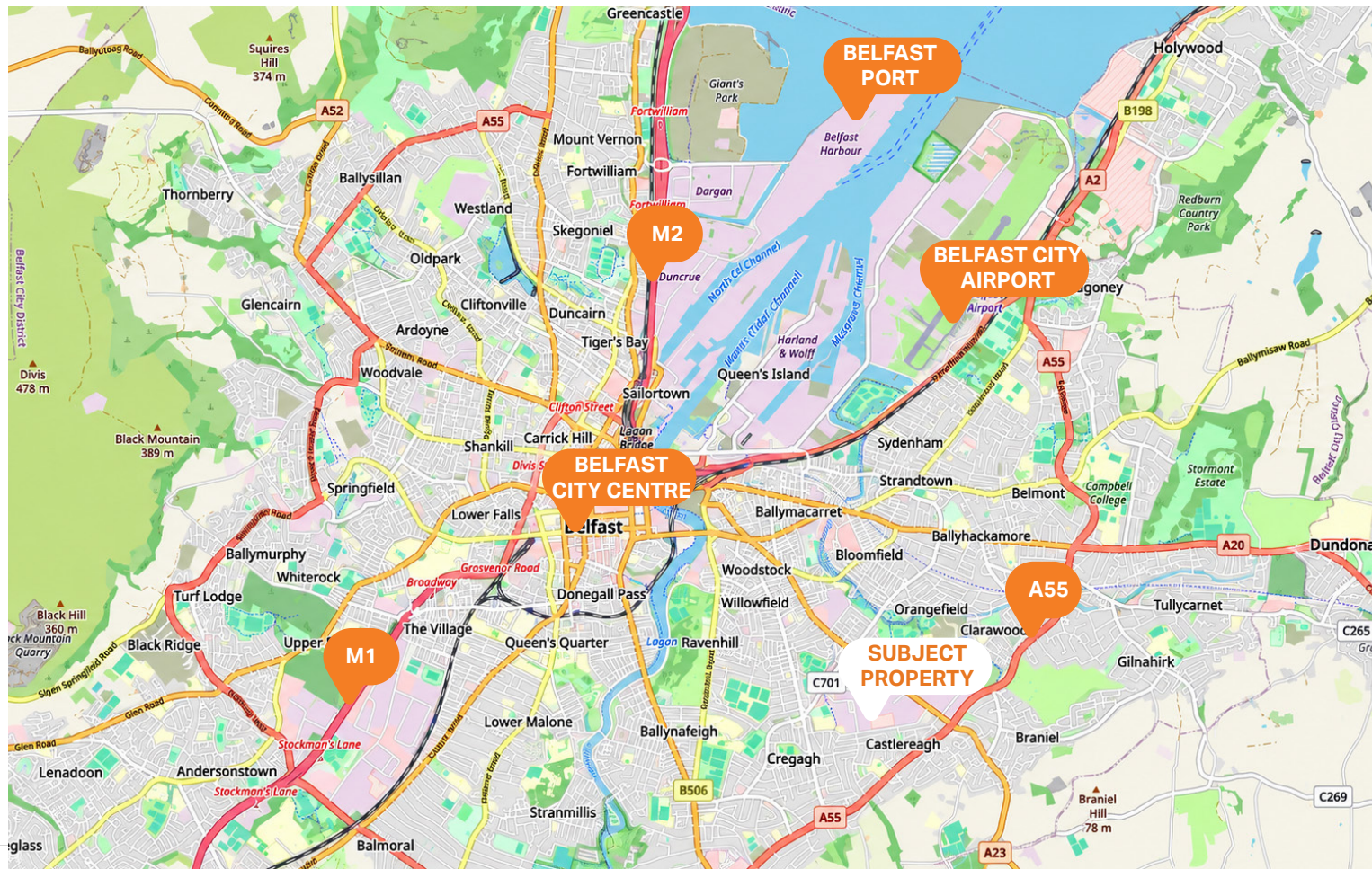
TITLE

The property is understood to be held by way of freehold title.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

LOCATION MAP



VAT

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

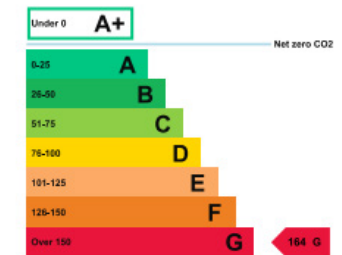
EPC

The property has an Energy Efficiency rating of G164.

A full certificate can be made available upon request.

Energy rating and score

This property's energy rating is G.



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 - <https://www.legislation.gov.uk/ukfsi/2017/692/contents>. 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 Ambit CRE. 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. **Please Note** The Directors of Ambit CRE 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 Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property. REF 25585



Commercial Real Estate
From every angle

FOR MORE INFORMATION

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VIEWING

Viewing is
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appointment
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