



RHM
Commercial

SITE

FOR SALE

Income Producing Former Petrol
Filling Station Site

**757/759 Upper Newtownards
Road, Belfast**

- Highly prominent corner site on Upper Newtownards Road, Belfast
- Located opposite Knock Golf Club and close to Stormont Estate
- 33m frontage to Upper Newtownards Road
- Site Area: 0.26 acre
- Current Rental Income: £15,000 per annum

Property Consultants

RHM COMMERCIAL LLP
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LOCATION

The site is located at the corner of Upper Newtownards Road and Reaville Park, opposite Knock Golf Club and close to Stormont Estate.

The surrounding area is a mixture of residential, leisure and office accommodation.

DESCRIPTION

Former petrol filling station site with the former retail unit and tanks remaining.

The site is currently used as a car wash facility but would be suitable for a residential or commercial development.

SITE AREA

0.11 hectare (0.26 acre)

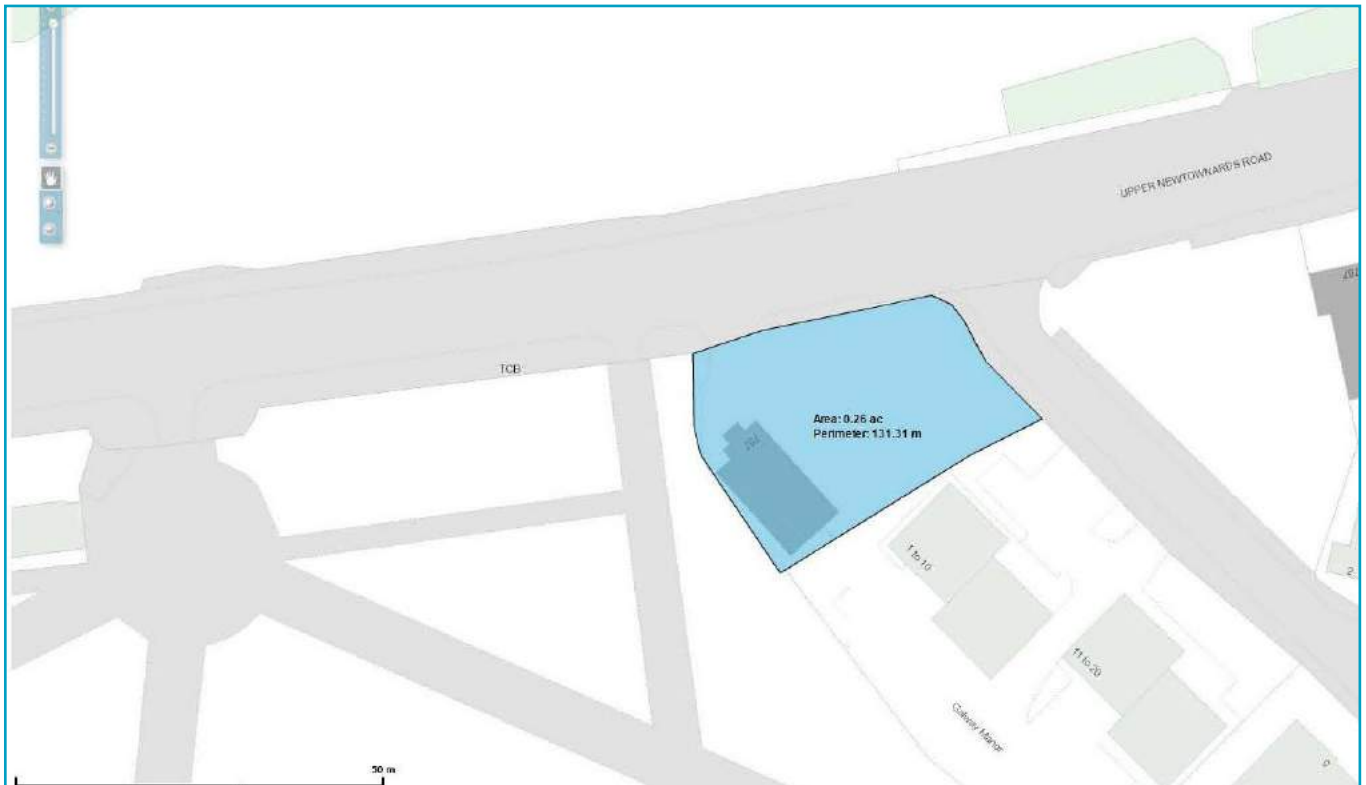
TENANCY

The property is let to Auto Spas Car Wash Limited who are overholding on a 3 year lease from 1 February 2014 paying an annual rent of £15,000 plus VAT.

TITLE

The premises are held by way of a 900 year lease from 1 November 1925 subject to an annual ground rent of £14.50.

The property will be sold with a restriction prohibiting its use as a convenience store or for the sale of fuel.



PLANNING

Planning permission was granted on 20 July 2010 for a temporary car wash facility on the site.

[Planning Ref: Y/2010/0170/F]

Planning permission was granted on 10 January 2013 for a 3 storey residential development comprising 11 apartments and associated site works, car parking and access. This permission has now expired.

[Planning Ref: Y/2011/0127/F]

PRICE

Offers are invited over £300,000, plus VAT.

NAV

£3,350 (car wash)

Rates Payable 2018/19

£2,019.39

VAT

The premises are registered for Value Added Tax.

VIEWING

Strictly by appointment with RHM Commercial.

CONTACT

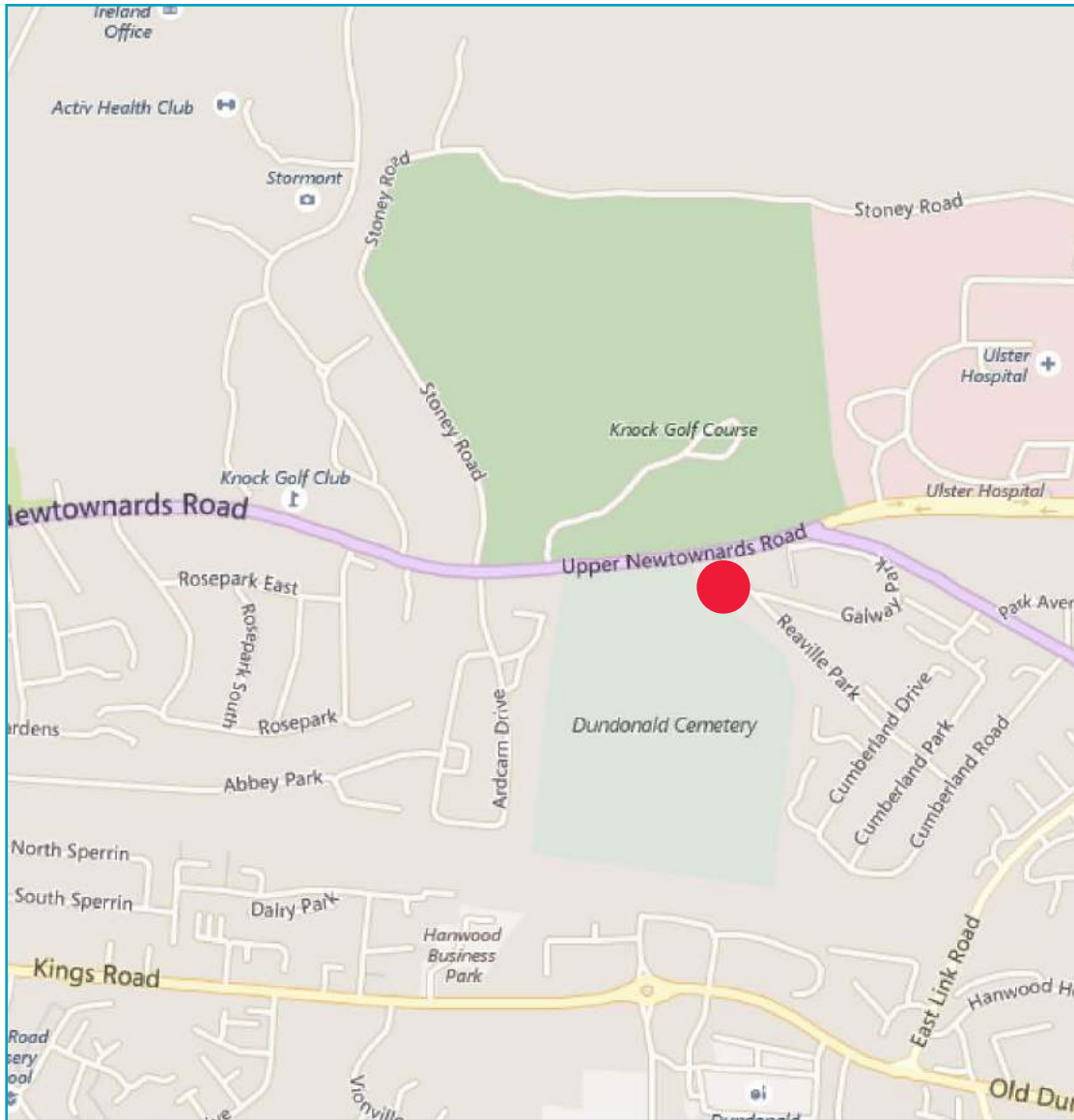
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RHM COMMERCIAL LLP

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