



Castle Motors  
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**FOR SALE** **14-16 Parkgate Avenue, Belfast BT4 1JA**  
**House & Office / Site For Sale (Subject to Planning) – Circa 0.039 acres**



\*Outlines for indicative purposes only

## Features

- Dwelling & adjoining office / store
- Just off Holywood Road
- Two miles from Belfast city centre
- Ideal refurbishment project
- Potential development opportunity (Subject to Planning)

## Location

The properties are situated on Parkgate Avenue, just off the Holywood Road, approximately 2 miles from Belfast city centre.

The location benefits from a plethora of local shops, parks and amenities, with the Glider Bus Route within a few minutes walk.

## Accommodation

All areas are approximate;

Dwelling & Office / Store: 1,408 sqft (130.8 sqm)

Site: Circa 0.039 acres (1,730 sq.ft)



## Description

The subject asset comprises a 2 storey terrace house with an adjoining single storey former office, both in need of refurbishment.

The overall site is circa. 0.039 acres (1,730 sq.ft.) and is a flat, triangular site,

We understand there is no planning on the land.





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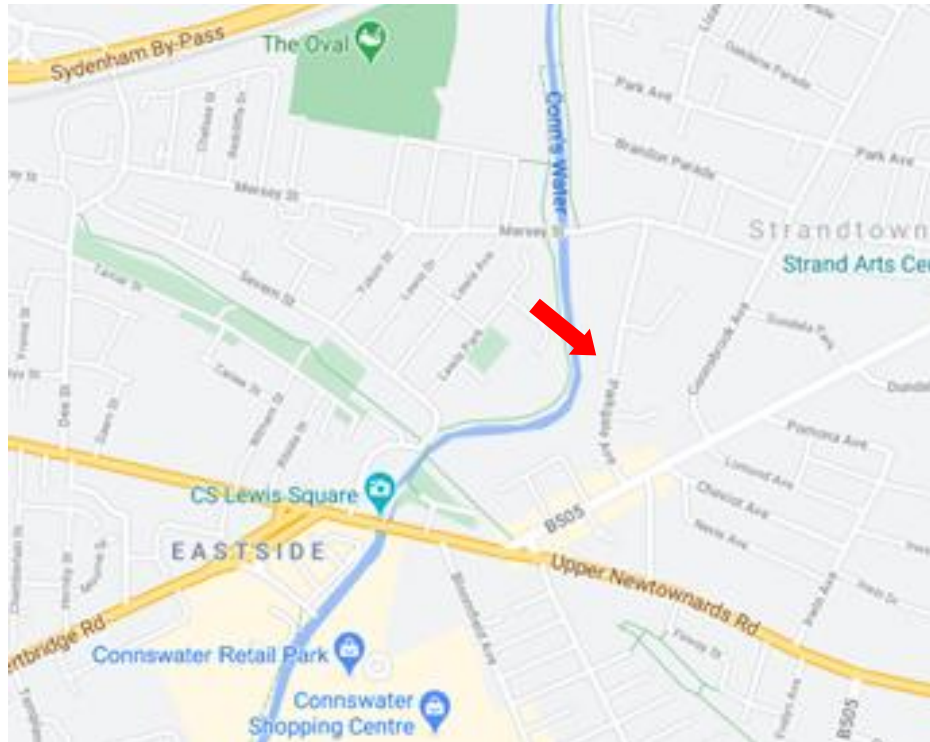
## Rates

We have been advised by Land and Property Services that the rates are as follows;

Dwelling: No longer on the Valuation List

Former Office: Capital Value: £1,050

Rates payable 20/21: £565 per year (this property may benefit from Small Business Rate Relief)



## Title

We understand the land is held on a long leasehold basis.

## Guide Price

Offers around £70,000.

## VAT

Prices and outgoings are exclusive of, but may be liable to VAT.

## Stamp Duty

This will be the responsibility of the purchaser.

## Contact

**Lynn Taylor / Alex Pelan**

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## 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/uksi/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 onto any other party, unless we are required to do so by law and regulation.



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