



# For Sale Potential Redevelopment Opportunity (STPP)

157-159 Lisburn Road, Belfast, BT9 7AJ



# For Sale Potential Redevelopment Opportunity (STPP)

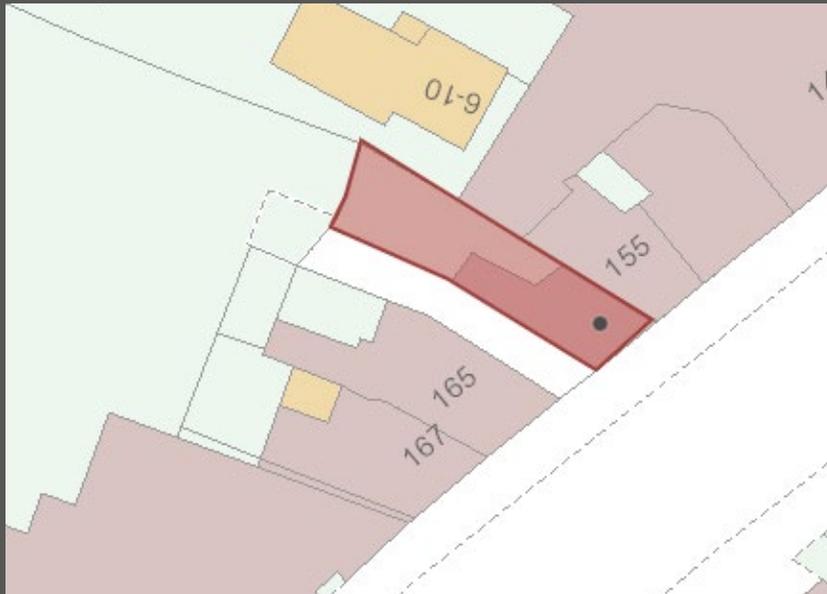
157-159 Lisburn Road, Belfast, BT9 7AJ

## Summary

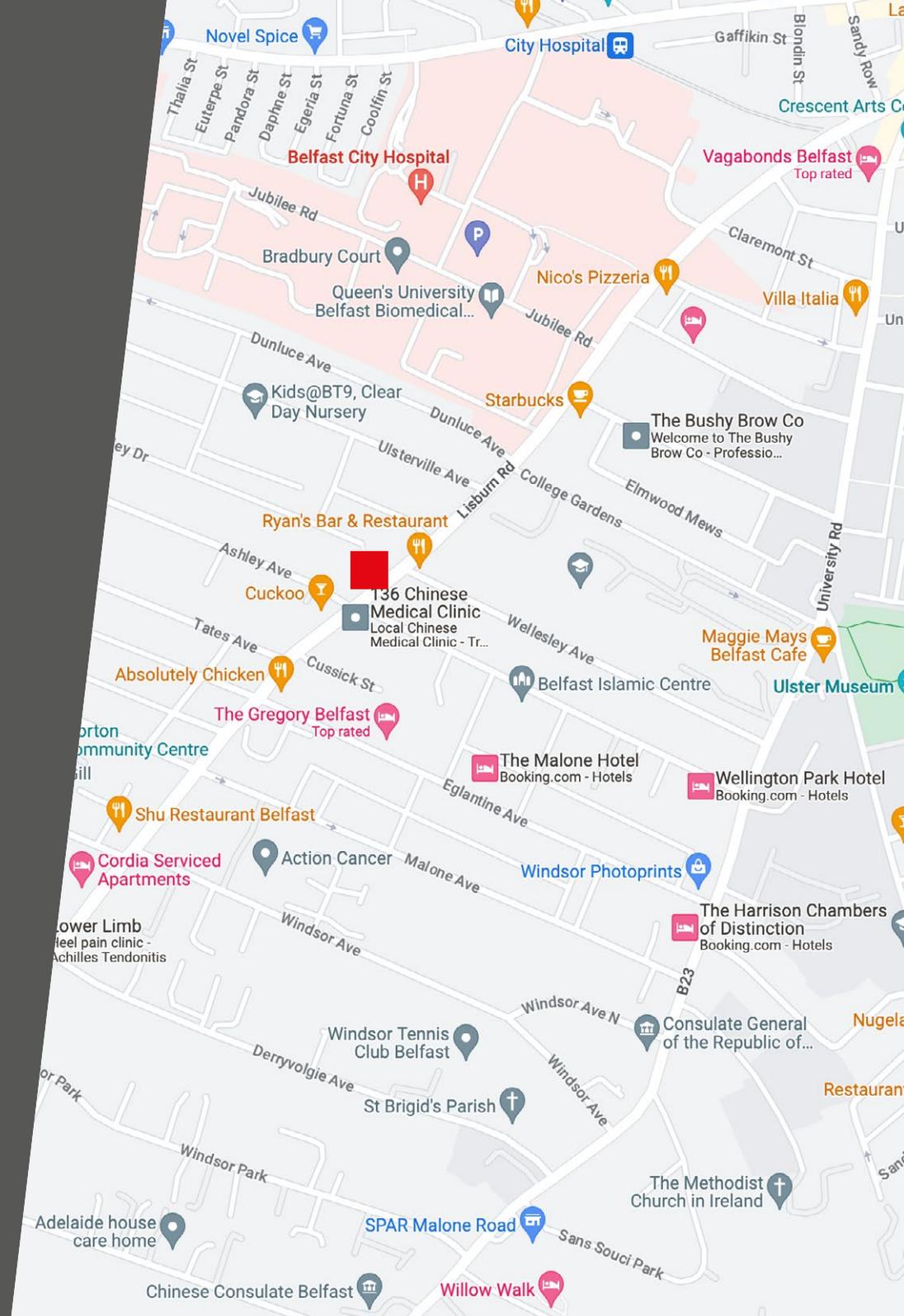
- Situated fronting onto the Lisburn Road, close to the junction of Tate's Avenue
- Nearby occupiers include Caffé Nero, Reid's Flowers, Subway
- The property provides for a redevelopment opportunity subject to planning

## Location

The property is situated fronting onto the Lisburn Road, surrounded by a mix of commercial and residential premises. The Lisburn Road is within close proximity to Belfast City centre, Finaghy, Stranmillis and the Westlink, which provides ease of access to the wider motorway network.



Not To Scale. For indicative purposes only.



# For Sale

## Potential Redevelopment Opportunity (STPP)

157-159 Lisburn Road, Belfast, BT9 7AJ

### Description

The current building is vacant. Access is not available to the internal building due to it's condition.

### Development Potential

The adjacent property 165 Lisburn Road is being offered for sale separately and if purchased, the two properties could potentially be combined for an enhanced redevelopment opportunity. Concept Drawings in respect of a potential scheme are attached in pages 4-7.

### Accommodation

We have not been able to undertake an internal measurement survey due to the condition of the property.

The footprint of the building is estimated to be measured at c. 521.4 sq ft.

The footprint of the site is estimated to measure c. 1,228.3sqft (0.028 acres)

Including the adjacent site the total site extends to c. 3,194.6 sq ft (0.07 acres)

### Title

Assumed freehold/long leasehold.

### Price

Inviting offers in the region of £75,000.

### Rates

This building has not been assessed for rates.

### VAT

All figures quoted are exclusive of VAT, which may be payable.

### Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

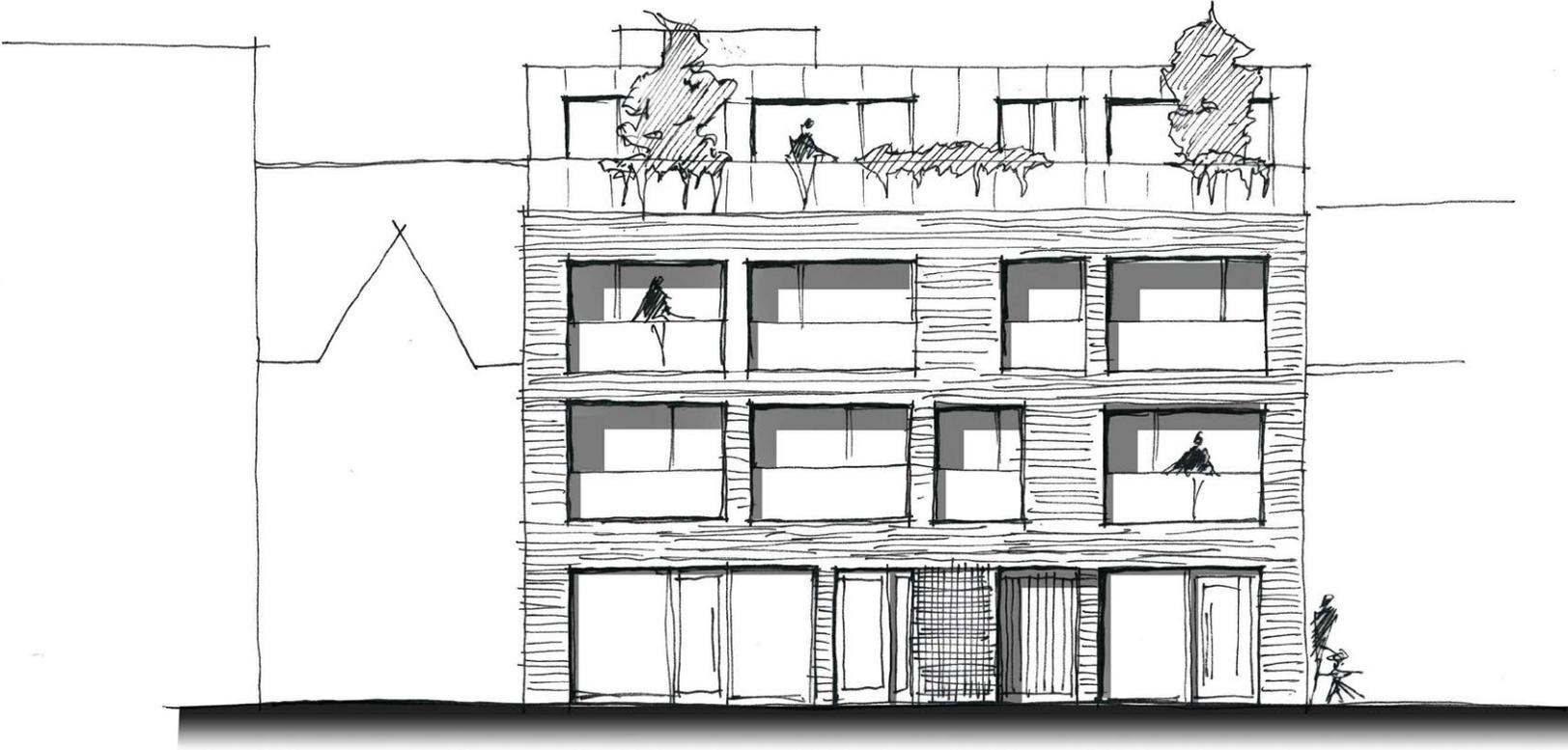
028 9023 3111

mail@frazerkidd.co.uk

**For Sale**

# Potential Redevelopment Opportunity (STPP)

157-159 and 165 Lisburn Road, Belfast, BT9 7AJ

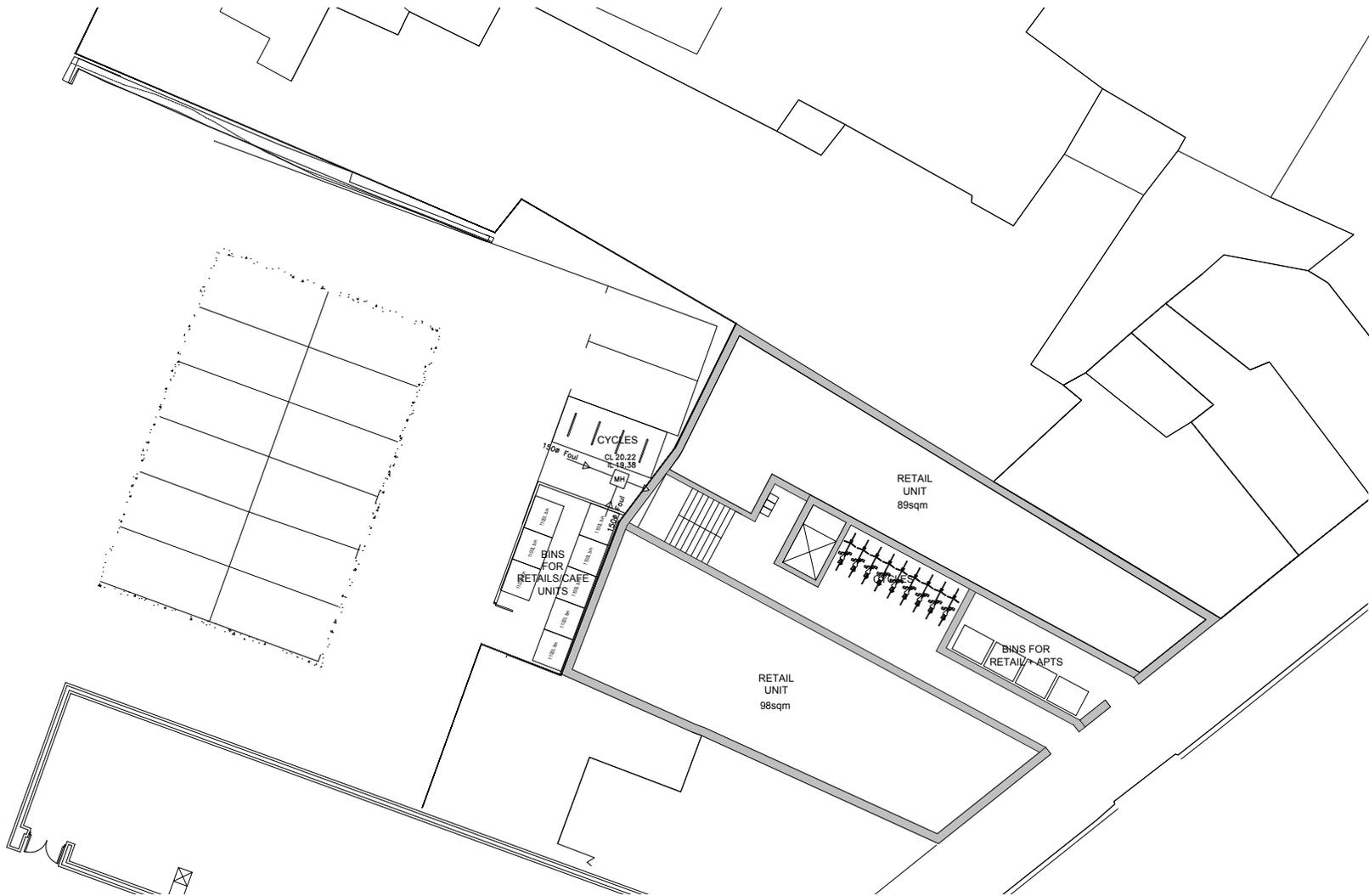


**Concept Drawing**

Not To Scale. For indicative purposes only.

# For Sale Potential Redevelopment Opportunity (STPP)

157-159 and 165 Lisburn Road, Belfast, BT9 7AJ



## schedule

ground floor  
apt ent  
bicycles  
bins

1no. retail unit @ 89 sqm  
1no. retail unit @ 98 sqm

## first floor

2no. 2 bed apts @ 82sqm  
1no. 1 bed apt @ 51sqm

+ recessed terraces to each

## second f loor

2no. 2 bed apts @ 82sqm  
1no. 1 bed apt @ 51sqm

+ recessed terraces to each

## third f loor

2no. 2 bed apts @ 82sqm  
1no. 1 bed apt @ 51sqm

open terraces to each

## TOTAL

6 x 2 beds @82 sqm  
3 x 1 beds @ 51sqm

Total  
9 apts (645sqm)  
2 retail (187sqm)

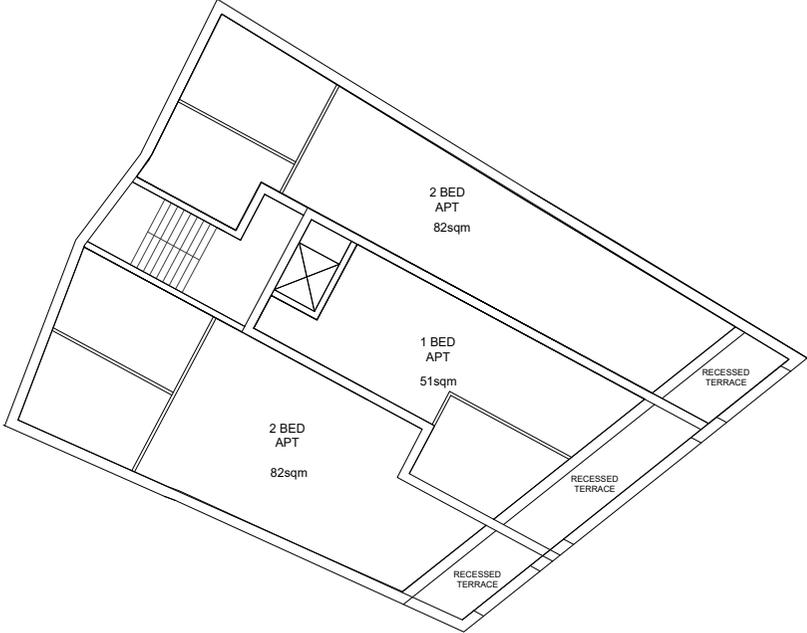
## Ground Floor Plan

Not To Scale. For indicative purposes only.

**For Sale**

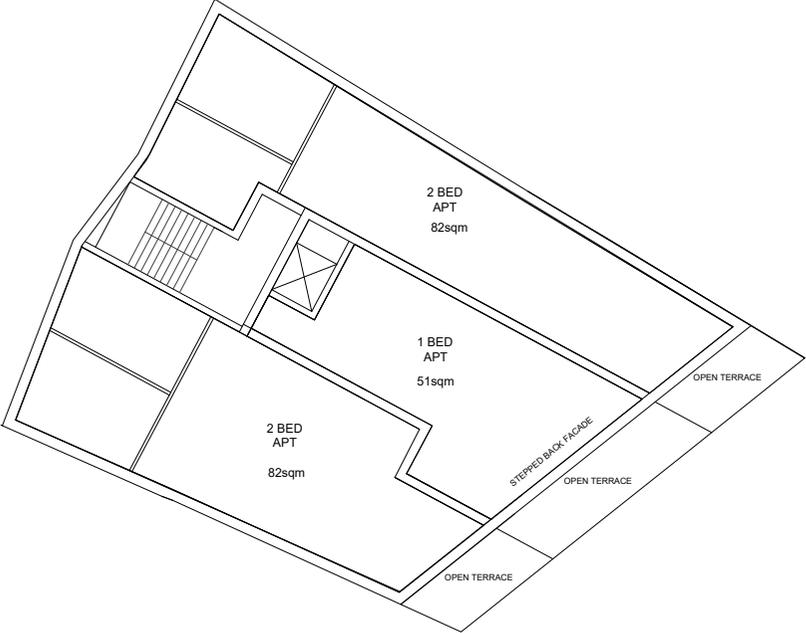
# Potential Redevelopment Opportunity (STPP)

157-159 and 165 Lisburn Road, Belfast, BT9 7AJ



**First & Second Floor Plan**

Not To Scale. For indicative purposes only.

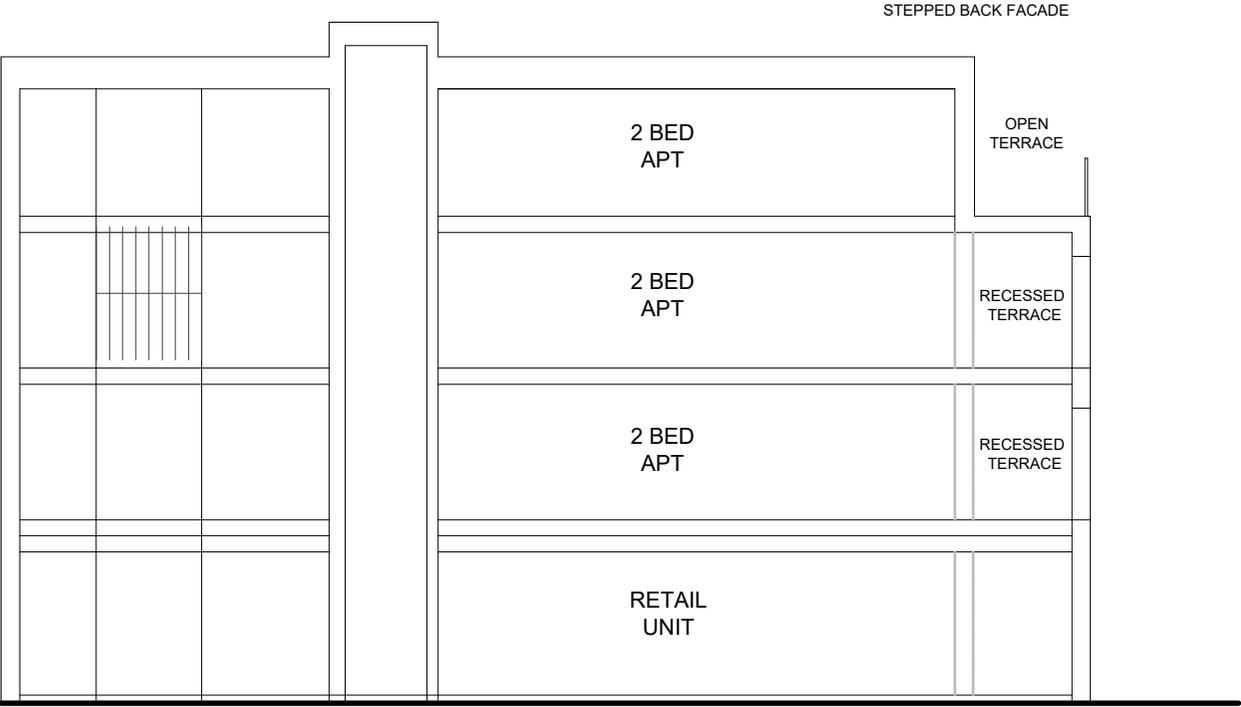


**Third Floor Plan**

**For Sale**

# Potential Redevelopment Opportunity (STPP)

157-159 and 165 Lisburn Road, Belfast, BT9 7AJ



## Elevation

Not To Scale. For indicative purposes only.



# FRAZER KIDD

For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

07957 388147

[nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.