

**simonBRIEN**  
RESIDENTIAL

## FOR SALE

Former Petrol Station, Bungalow With Adjoining Retail Unit On  
A Site Of 0.3 Acres With Redevelopment Potential At

65-69 Crumlin Road,  
Aldergrove, Crumlin, BT29 4AQ



Asking Price £125,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Former Petrol Filling Station With Bungalow & Adjoining Retail Unit Extending To Approximately 2,395 Sq Ft
- Site Area Extending To Approximately 0.3 Acres
- Well Located Adjacent To Belfast International Airport
- Located Within A Secure Settlement

## LOCATION

Aldergrove is a small rural settlement situated adjacent to Belfast International Airport, close to the towns of Antrim and Crumlin and approximately 15 miles west of Belfast. The subject property is positioned adjacent the southern perimeter of the Airport estate. Notwithstanding the Airport, the townland of Aldergrove is a predominately rural location with a number of detached residential properties within the secured Aldergrove estate.

## DESCRIPTION

The property occupies a prominent corner site at the junction of Crumlin Road and Crosshill Road. The property provides the opportunity to redevelop or refurbish the existing workshop (Nissan style) bungalow and adjoining retail shop, subject to planning. The underground fuel tank has been removed from the property.

## SCHEDULE OF ACCOMMODATION

- Workshop - 871 Sq Ft (81 Sq M)
- Retail Shop - 476 Sq Ft (44.2 Sq M)
- Bungalow - 1,048 Sq Ft (97.4 Sq M)
- **TOTAL - 2,395 Sq Ft (222.58 Sq M)**

## PLANNING

The property benefits from the following most recent planning approvals:

- Ref: T/1996/0577 - Erection of Hot Food Carry Out & Cafe - Approved
- Ref: T/2002/0413/F - Replacement Workshop - Approved

Prospective purchasers are advised to make their own enquiries in respect of Planning and Building Control matters.

## RATES

We have been advised by Land and Property Service of the following:

### **Warehouse**

NAV (Non Domestic) - £900  
Rates in £ 20/21 - £0.5194  
Rates Payable (if applicable) - £467.46 (20/21)

### **No. 67**

Capital Value (Domestic) - £110,000  
Rates in £ 20/21 - £0.008223  
Rates Payable (if applicable) - £904.53

## ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of F29.

## TITLE

The property is Freehold held under Folio Numbers A24341 & A22798.

## PRICE

£125,000

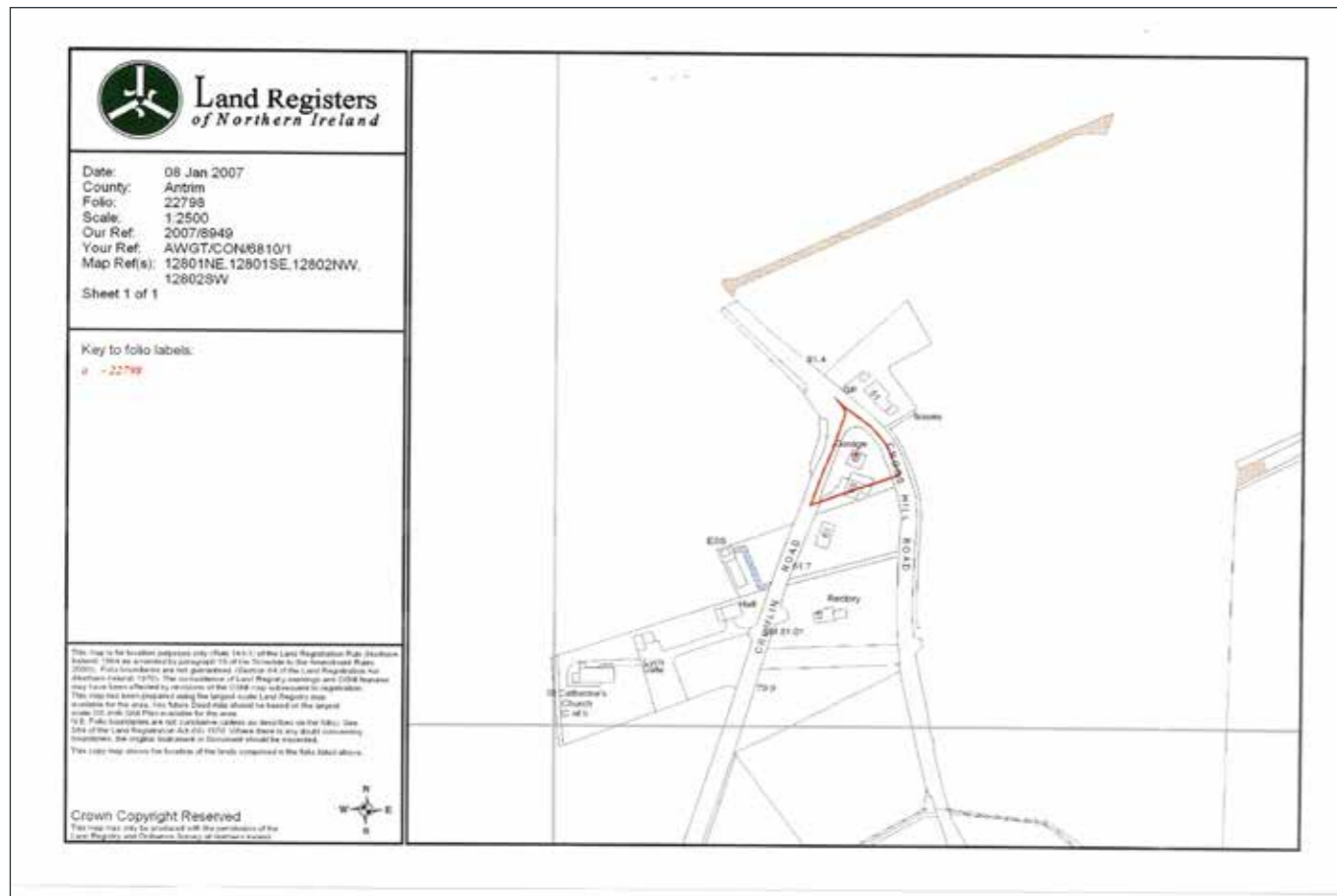
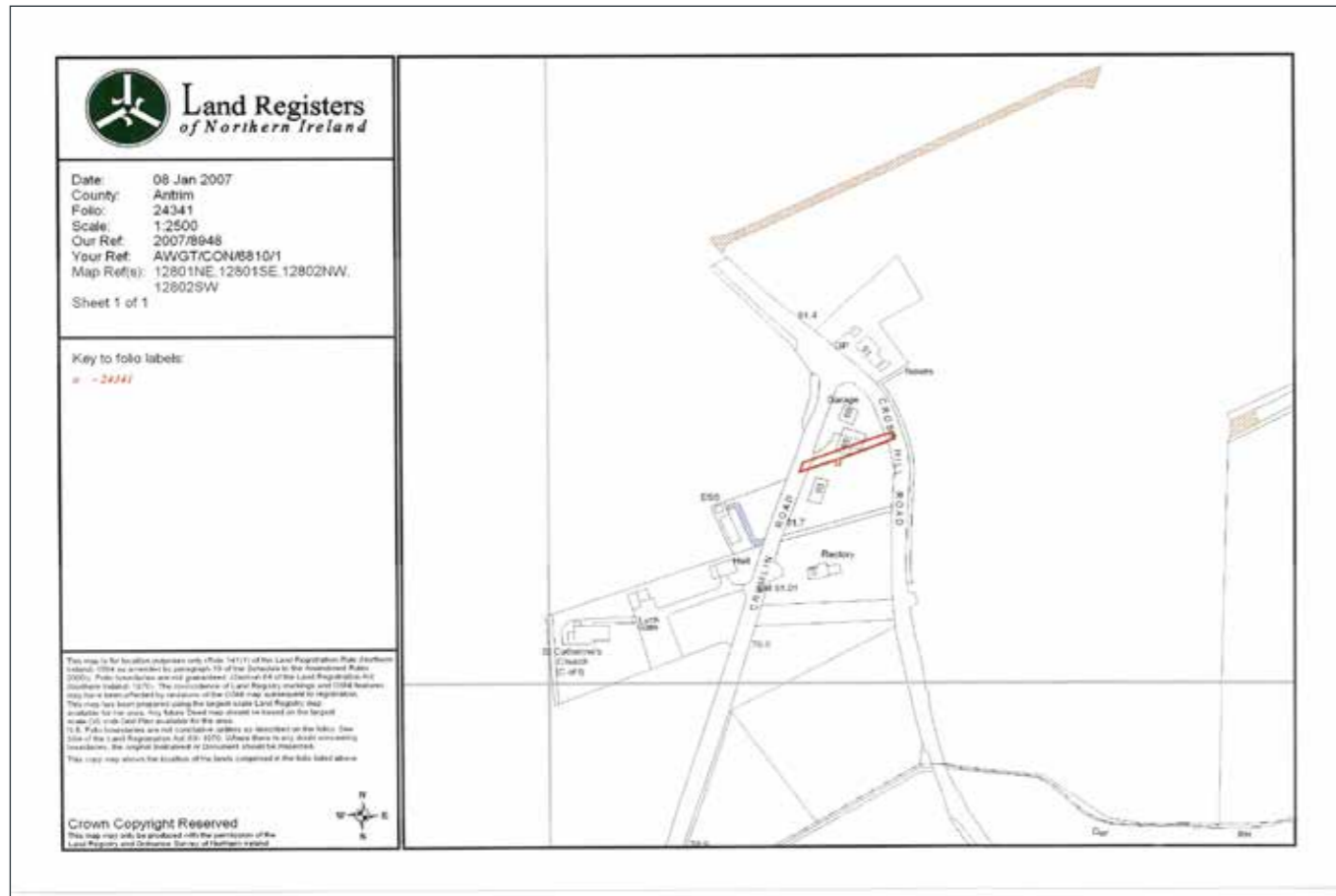
## VALUE ADDED TAX

We are advised VAT is not applicable.

## VIEWING DETAILS / FURTHER INFORMATION

For further information and to arrange a viewing, please contact Mark Leinster in our South Belfast office on 028 9068 5301 or via email [mleinster@simonbrien.com](mailto:mleinster@simonbrien.com)







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/E/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E		
21-38	F		29   F
1-20	G		

EPC REF: 0709-1526-8100-0250-8292

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