

FOR SALE

Multi-Use Showroom, Workshop and Offices on Site of 0.47 Acres
52A Bachelors Walk, Lisburn BT28 1XN



This 2 storey building occupies a site of approx. 0.47 acres in a central location in Lisburn town centre.

The building has a gross internal area of some 9,190 sq.ft. (854 sq.m.) and benefits from plentiful car parking. The accommodation is well presented and offers a flexibility of usage so that it will present a great opportunity for a variety of occupiers to purchase at a realistic price. The Property is being sold with vacant possession but we would note that there is a current income from car parking of £10,400 per annum by way of monthly licences.



The site also offers a future development opportunity, subject to planning.

SIZE		(Net Internal Areas)	
Ground Floor	Reception / Showroom	806 sq.ft.	(75 sq.m.)
	Workshops / Ancillary	3,212 sq.ft.	(299 sq.m.)
	W.C. Accommodation		
First Floor	Offices / Stores	2,053 sq.ft.	(191 sq.m.)
	Open Plan Office / Hall	1,480 sq.ft.	(138 sq.m.)
Outside	Plentiful Car Parking	(20+ spaces)	

PRICE Offers over £325,000



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

VAT	We are advised that VAT is not applicable	
RATES	NAV	£15,100
	Rates payable 2019/2020	£8,558.26
INCOME	Car Parking	£16,680 p.a.
	Office Rental (on monthly license)	£300 p.m.
EPC	C-71	
VIEWING	By appointment	028 9042 4747
CO AGENT	GVA NI	028 9031 6121



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 71

This is how energy efficient the building is.

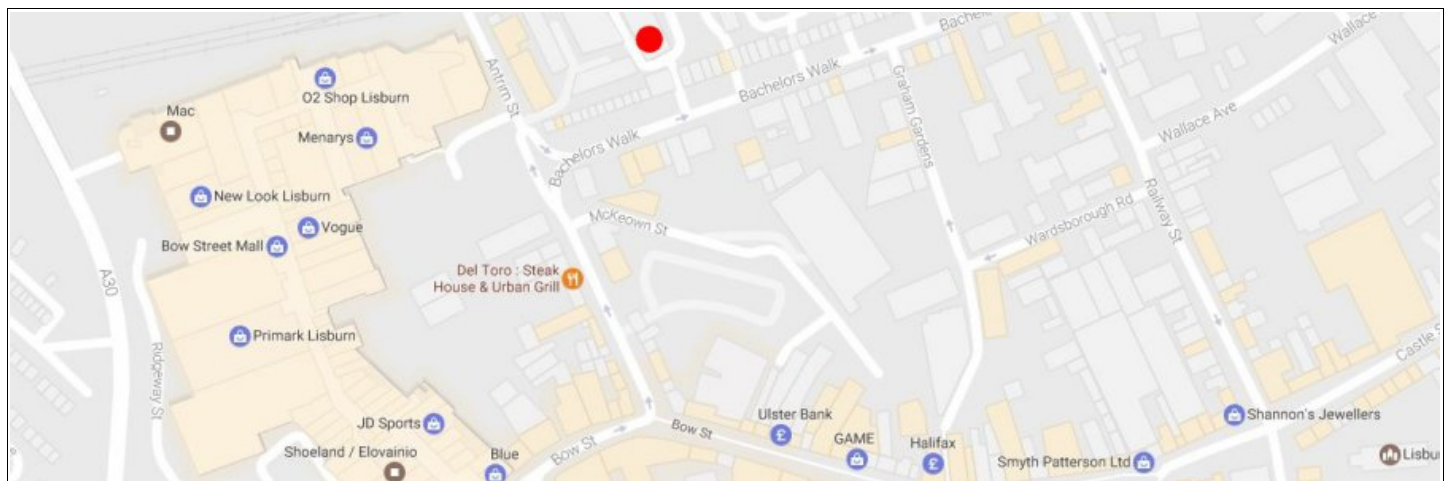
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492

Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

