

FOR SALE/TO LET

Warehouse/Factory plus Hardstanding c. 0.6 acre
42 Hillsborough Old Road, Lisburn BT27 5EW



Location

The subject site is located on the Hillsborough Old Road, Lisburn, approximately 1 mile from the city centre. Lisburn is located 7 miles south west of Belfast and is the third largest city in Northern Ireland with a population of c. 120,000 persons. Lisburn has excellent transport links via junction 6 of the M1 motorway providing provincewide access. Neighbouring commercial occupiers include JP Corry, MacBlair, Yesss Electrical and Wilsons Fireplaces.



Description

The site is commercial land with a brick factory/warehouse in one corner. It would be very suitable for a range of businesses including storage and distribution (subject to planning).



ACCOMMODATION

Warehouse/Factory c. 3,642 sq.ft. (338. sq.m.)

Hardstanding c. 0.6 acre

SALE PRICE Seeking offers around £150,000 exclusive

RENT £10,000 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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TITLE We assume Freehold / Long Leasehold

LEASE Minimum 3 years

REPAIRS/INSURANCE Full Repairing and Insuring Basis

VAT Prices quoted exclusive of VAT, which we understand is not chargeable

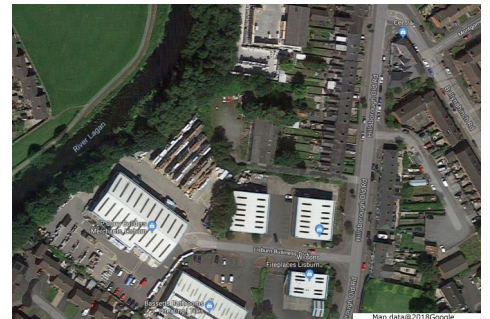
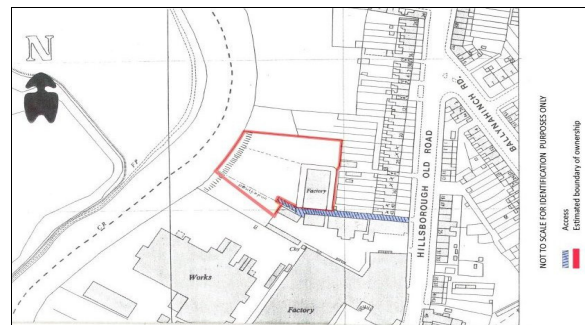
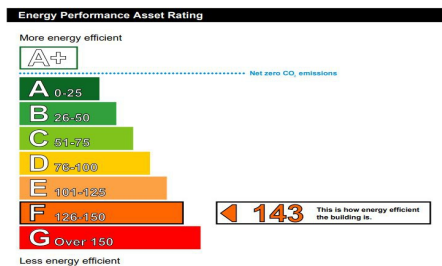
RATES

NAV 42a	£5,900
Rates payable 2019/20 with SBRR	£3,344.00
NAV 42b	£890
Rates payable 2019/20 with SBRR	£252.00

EPC F-143

VIEWING By appointment with Sole Agent 028 9042 4747

NB We understand the site has Japanese Knotweed and the building has asbestos in the roof and downpipes. Prospective tenants and purchasers are advised to make their own enquiries.



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