

COMMERCIAL FOR SALE/TO LET



Purpose built showroom totalling c. 28,458 situated on an extensive secure site of approximately 4.50 acres

15 LOUGHERMORE ROAD, BALLYKELLY

- High specification showroom facility
- Extensive self contained secure site
- Suitable for a wide variety of commercial uses, subject to the necessary statutory consents
- Generous on site car parking

Contact: Lloyd Hannigan – 028 9050 1501
lhannigan@lisney-belfast.com

www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX

Lisney

Location

Ballykelly is a provincial town located approximately 13 miles east of Derry and 3.5 miles west of Limavady. The subject property is situated adjacent to the A2 Clooney Road, the main arterial route linking Limavady to Londonderry.

In addition, Derry's air and sea ports are both a short drive from the property.

The Department of Agriculture has committed to relocating c. 700 jobs to the neighbouring former Shackleton Barracks in Ballykelly. This can only enhance business activity in the immediate area.

Description

The subject property comprises a c. 28,458 sq. ft. purpose built, high specification showroom on a self contained, secure site. Internally the site contains a mix of private offices, meeting and board rooms, kitchen facilities and a rear workshop with adjoining stores. The property has been finished to an impressive standard throughout and has uninterrupted visibility from Loughermore Road.

The total site area in its current state amounts to approximately c. 7.50 acres, however, we have been advised that a c. 3 acre portion on the north eastern boundary was previously disposed off. We understand that these lands are available to purchase should parties have an interest in acquiring.

The property was previously occupied as a car showroom but would be suitable for a wide variety of commercial uses, subject to the necessary statutory consents.

Accommodation

The property comprises the following component parts:-

Floor	Description	Size (sq. m.)	Size (sq. ft.)
Ground Floor	Showroom and offices	748.60	8,058
	Rear Workshop & Stores	851.20	9,162
	GROUND FLOOR AREA	1,599.80	17,220
First Floor	Offices, meeting and board rooms and staff canteen	760.00	8,181
	Stores and Staff Room	284.00	3,057
	FIRST FLOOR AREA	1,044.00	11,238
	TOTAL GROSS INTERNAL AREA	2,643.80	28,458

* The above areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition

Site Area - 4.50 acres

Lease Terms

Rent £100,000 per annum excl.

Term Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge

N.B. Consideration may be given to subdivision of the space and all expressions of interest are invited.

Price

A sale of the unit may be considered by the landlord. Price details are available upon request.

Service Charge & Insurance

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance and upkeep of common areas. Current service charge estimate TBC.

An incoming tenant will be responsible for reimbursing the landlord for a proportionate amount of the total buildings insurance premium.

Rates

An incoming tenant will be responsible for the payment of business rates. Current rates liability is as follows:-

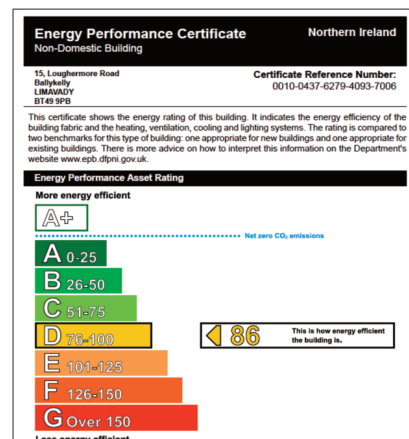
Net Annual Value - £43,800

Rates Payable 2014/15 rate year - £27,221

Energy Performance Certificate (EPC)

The property has an energy rating of D86.

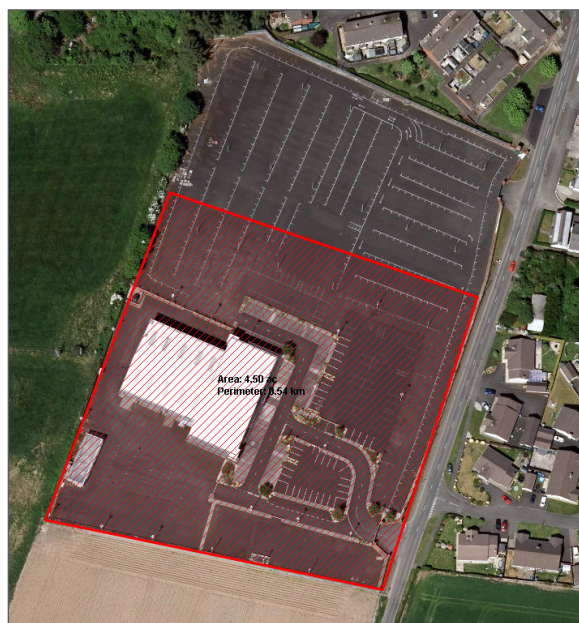
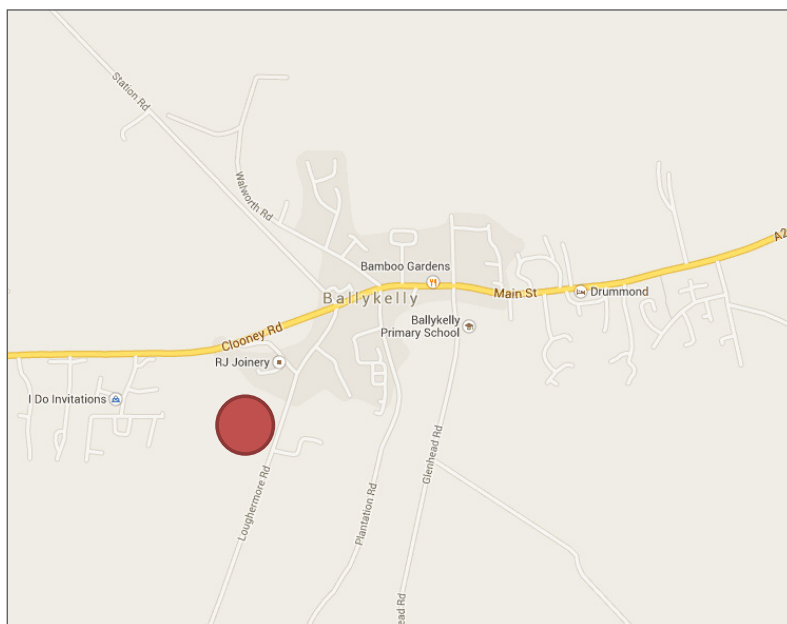
A full certificate can be made available upon request



VAT

All prices and outgoings are exclusive of but may be subject to V.A.T.

Location map



*Images for indicative purposes only