

Lisney**FOR SALE****Income Producing Industrial Estate Comprising
11 Units on a Site of Approximately 5.55 Acres****16 STARBOG ROAD, KILWAUGHTER,
LARNE, BT40****CONTACT**

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- Current rental income of £13,140 exc. VAT per annum
- Refurbishment/Redevelopment opportunity
- Huge potential for asset management
- Just 5 miles from the Port of Larne
- Excellent transport links along the new A8 dual carriageway



Indicative Site Boundary

LOCATION

16 Starbog Road is located in Kilwaughter, just 5 miles east of Larne and 22 miles north east of Belfast. Due to the recently upgraded A8 dual carriageway, the estate now benefits from excellent transport links to Larne and Belfast.

The industrial estate is split into two parts, the northern end of the estate is accessed from Starbog Road and the southern end of the estate is accessed from Shanes Hill Road.

Property uses in the surrounding area are a mix of commercial and residential. Immediately adjacent to the estate is the Kilwaughter Mews residential development, built on the site of the former Kilwaughter House Hotel. Opposite the estate on the Starbog Road is Kilwaughter Lime, an operational limestone quarry.

ACCESS/DIRECTIONS

Take the exit off the A8 for Kilwaughter and continue on this road (Shanes Hill Road) for approximately 0.9 miles. The Shanes Hill Road entrance is located directly after the turnoff for Kilwaughter Mews housing development. For the northern end of the estate, whilst on Shanes Hill Road, take the turnoff for Starbog Road on the right hand side. The entrance to the estate is directly opposite Kilwaughter Quarry and as you turn left into the lane, is at the top of the hill.

DESCRIPTION

16 Starbog Road is an industrial estate comprising of 11 commercial units and 4 derelict cottages. Please see schedule below for property details.

The units comprise of several former agricultural buildings which have been subdivided into various units. The properties are of mixed construction type, age and material, with some in better condition than others.

The cottages have been vacant for a significant period of time and would require extensive refurbishment or demolition.

We note that there is expired planning permission on part of the site for two replacement dwellings. Please see planning section opposite.

SCHEDULE *Please see the estate plan on page 3*

Unit	Use	Size (GEA) Sq Ft	Size (GEA) Sq M	Tenancy	Rent per annum
A	Storage	1877	174.4	Units A-E occupied by a single tenant	£4,200
B	Storage	1205	112.0		
C	Storage	2156	200.3		
D	Storage	679	63.1		
E	Storage	2250	209.0		
F	Storage	704	65.4	Tenanted	£1,560
G	Storage	1266	117.6	Vacant	Nil
H	Boat Repair	2030	188.6	Tenanted	£3,120
I	Vacant	1863	173.1	Vacant	Nil
J	Unit & haulage yard	1893	175.9	Tenanted	£3,600
K	Stables	2652	246.4	Tenanted	£660
Total		18,576	1725.8		£13,140
10 Starbog Rd	Cottage	632	58.7	Derelict	Nil
12 Starbog Rd	Cottage	443	41.2	Derelict	Nil
14 Starbog Rd	Cottage	415	38.6	Derelict	Nil
16 Starbog Rd	Cottage	1,134	105.4	Derelict	Nil

PLANNING

Outline planning for 'Site of 2 Dwellings and garages to replace 3 cottages' was granted on 12/9/2005 under the reference F/2005/0113/O.

As far as we are aware no development commenced therefore we assume that the planning expired on 07/09/2008.

ESTATE PLAN



16 STARBOG ROAD, KILWAUGHTER, LARNE, BT40

RATES

Unit	NAV
A&B	£1,100
C	£1,500
D	£1,400
E	Removed from Valuation List
F	£1,750
G	£970
H	£1,550
I	£400
J	£1,250

Cottages	Rateable Value
10 Starbog Rd	£40,000
12 Starbog Rd	£38,000
14 Starbog Rd	£37,000
16 Starbog Rd	£59,000

EPC - F142

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

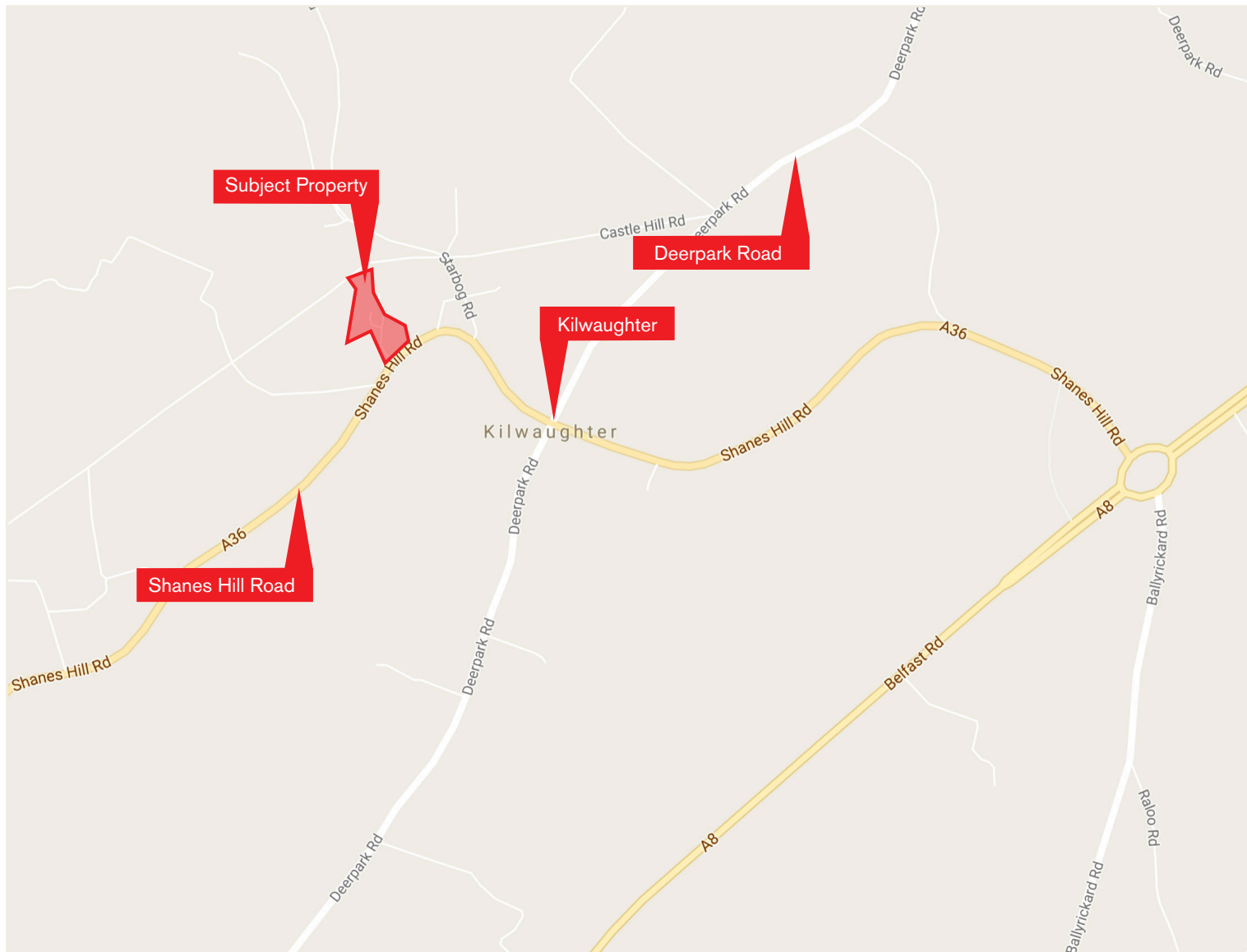
F 126-150

G Over 150

Less energy efficient

◀ 142 This is how energy efficient the building is.

LOCATION MAP



FEATURES

- Close to the Port of Larne
- Easily accessed via the newly completed A8
- Asset management opportunities

ASKING PRICE

*Offers are invited in the region of
£125,000*

VAT

£1,100

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