

Lisney**FOR SALE:**

Prominent Warehouse with ancillary offices
on a self-contained site of 0.70 acres

**13 BALLINDERRY ROAD,
LISBURN, BT28 2BX**

CONTACT

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BRIEF

- Warehouse and office accommodation c. 5,871 sq.ft.
- Site area of approximately 0.70 acres
- Car parking for c. 25 cars
- Potential to extend the property to the rear (subject to relevant planning permission)



LOCATION

The property is located on the Ballinderry Road, off the Moira Road in Lisburn, approximately 5 minutes from the city centre and easily accessible to the M1 motorway.

Knockmore Industrial Estate and Enterprise Crescent are located in close proximity.

The surrounding area is predominantly of warehousing/industrial and office use.

DESCRIPTION

The accommodation comprises a ground floor production area/warehouse with reception, office, kitchen, w.c and shower facilities.

The warehouse is constructed of block walls and upper wall & roof cladding, concrete floors, fluorescent strip lighting, male and female W.C.'s, alarm system and electrically operated roller shutter.

The office accommodation is finished to include wooden and carpeted floors, plastered and painted walls.

Externally there is an electrically controlled front entrance gate, a large concrete car park to the front for c. 25 cars, an NIE substation and

a rear yard area, which is currently in grass.

There is an excellent opportunity to extend the property to the rear, subject to all necessary approvals.

ACCOMMODATION

Ground Floor	4,810 sq ft
First Floor	1,061 sq ft
Total	5,871 sq ft

SITE AREA

Approximately 0.70 acres.

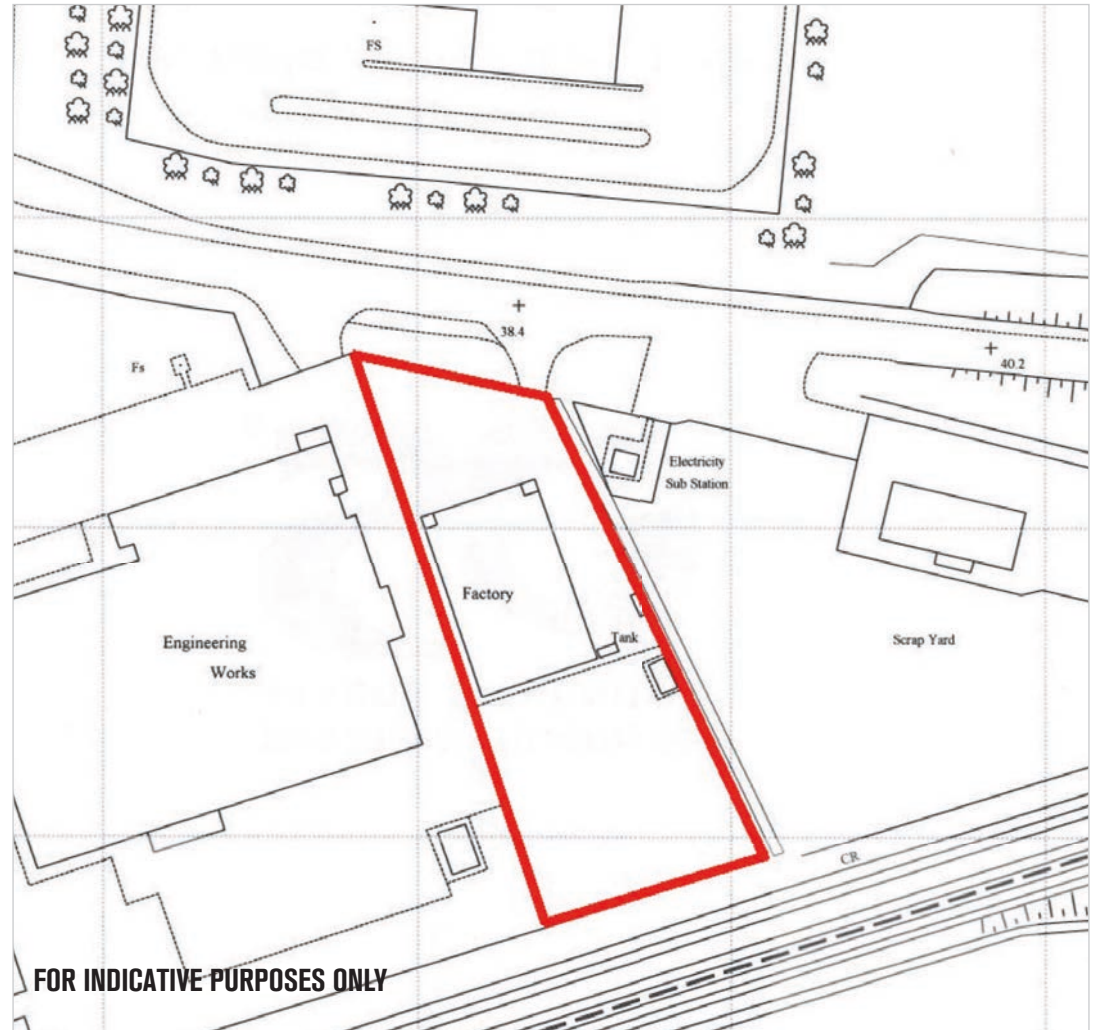
TENANCY

Currently Let to Whitewolf Strength Limited t/a Whitewolf Strength and Conditioning.

The lease is based on a term of 3 years from 1 June 2014.

Further details available upon request.

BOUNDARY



NIE

There is an NIE substation on site held on a long lease from 1975 with a ground rent of £10 per annum.

INTERIOR

AERIAL



EPC RATING - G317

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

317

This is how energy efficient the building is.

ASKING PRICE

£250,000 Exclusive

TITLE

We understand the property is held on a long lease of 999 years from 1981 with a nominal ground rent.

RATES

NAV	£18,100
Rate in the £ 16/17	0.533216
Rates Payable	£9,651.21

VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to VAT

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