



FOR SALE

25 Main Street, Moira, BT67 0LE
Former PSNI Station

Lisney

Features

- Extensive town centre opportunity
- c. 0.59 acres
- 6,235 sq. ft. (Gross Internal Area) of buildings
- Prominent frontage of c. 42m onto Main Street
- Suitable for a wide variety of uses, subject to planning

Location

The subject property occupies a prominent and highly visible position on Main Street, Moira.

Moira is located approximately 17 miles south-west of Belfast and approximately 1 mile from junction 9 of the M1 Motorway. Moira benefits from excellent public transport and road links with the M1 providing easy access to Belfast and the West of the province.

A large part of the town centre has been designated as a Conservation Area which has added to the attractiveness of the Town. The subject property is located outside this designation which is highly beneficial in terms of future redevelopment of the site. There has been significant recent housing development in Moira with further schemes under construction.

The property is adjacent to a Supervalu retail store and the surrounding area comprises a mix of uses to include residential, restaurants/cafes and retail/petrol filling stations.

This represents an exceptional redevelopment opportunity (subject to planning).



Description

The self-contained site comprises c.0.59 acres consisting of a former PSNI station with an attractive grassed area fronting onto Moira Main Street allowing pedestrian access only on this portion of the site. Vehicular access is to the side via electric double gates. The boundary provides secure perimeter fencing.

The two storey former PSNI station is located in the centre of the site and was constructed c. 2001 to a high specification with a number of further outbuildings / stores plus a generous car parking / yard area to the side and rear.

Internally the PSNI Station layout is cellular in nature comprising reception and a number of offices. There are also male and female changing areas with w.c.'s, shower facilities and a kitchen area. There is a boiler room within the main building with external access only.

Externally there is an adjoining garage and a detached store /warehouse with tarmac car parking and a wash area.

The property could be suitable for a wide variety of uses, subject to all necessary consents.

Please Note:

Site and Floor plans can be made available to interested parties



Accommodation

We understand the accommodation on site to be arranged as follows (based on a gross internal area).

Former PSNI Building	4,695 sq ft
Adjoining Garage	718 sq ft
Detached Stores	822 sq ft
Total	6,235 sq ft

Site Size

The total site comprises c. 0.59 acres.

Planning

We have reviewed the local area plan; Draft Belfast Metropolitan Area Plan (BMAP) 2015 (Moira/Lisburn section) and understand that the subject property has been zoned as 'White Land' and is located within the development limit of Moira.

All interested parties are advised to make their own enquiries into the planning potential of the site.

Title

We understand that the subject property is held freehold.

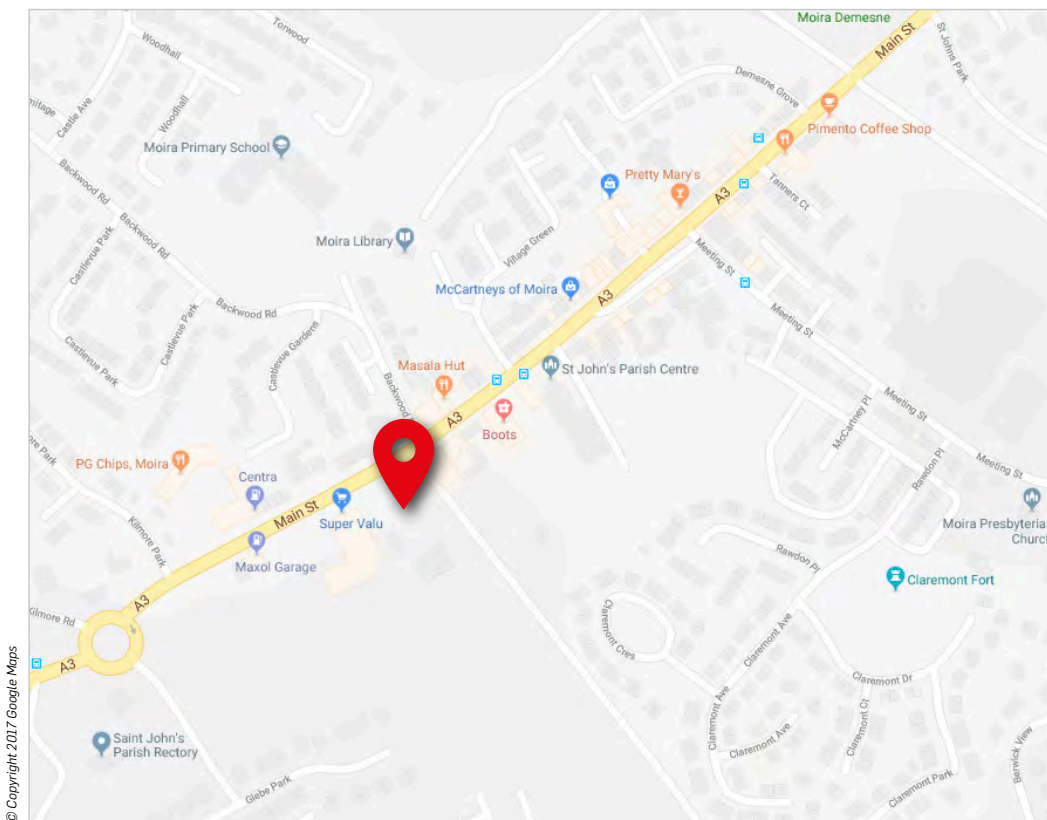






25 Main Street, Moira, BT67 0LE

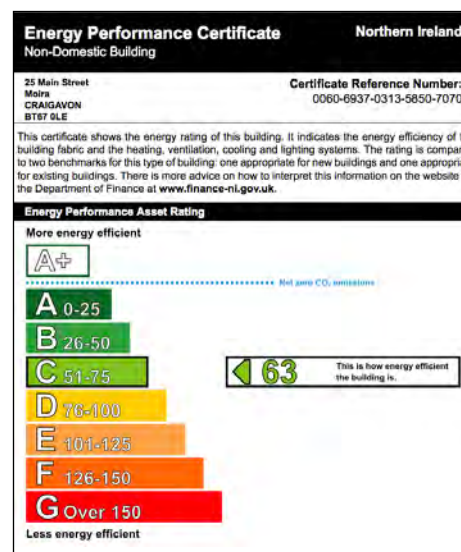
028 9050 1501



EPC - C63

The property has an energy rating of C63.

Full certificates can be made available upon request.



Asking Price

Unconditional offers around £850,000 excl. are invited for the subject property.

Rates

We have been verbally advised by Land & property services of the following:

NAV: £59,200

Rate in the £ 2018/19 0.555698

Rates Payable 2018/19 £32,898

VAT

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

Stamp Duty

If applicable, will be the responsibility of the purchaser.

Contact

Andrew Gawley or Lloyd Hannigan

028 9050 1501

agawley@lisney.com

lhannigan@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.