



FOR SALE

2 Longlands Road, Newtownabbey, BT36 7LU

Trade counter and Warehouse accommodation with ancillary offices.

Lisney

Features

- Trade counter and Warehouse accommodation with ancillary offices.
- 10,960sq ft approximately.
- Self contained secure site of c. 0.48 Acres.
- Excellent location with great access to motorways and the city centre.
- Dedicated on-site parking.

Location

The premises are located on the Longlands Road with access onto Old Church Road. Neighbouring tenants include B&Q, Tesco and Abbeycentre Shopping Centre.

The unit is located c. 4.6 miles north of Belfast city centre and is accessed via Shore Road, off the M2 motorway.

Description

The property is currently used as a trade counter and warehouse premises and accordingly has been fitted to an appropriate standard.

The warehouse can be serviced by two rear roller shutters through a service yard. The warehouse also avails from eaves height of c. 5m.

There is also first floor offices on a mezzanine level within the warehouse.

The perimeter of the site is surrounded by steel fencing with gated access to the front and the rear of the property.

Externally, secure car parking is provided with marshalling areas to the front and rear.



Planning

The site is located within the Belfast Metropolitan Area Plan 2015 - Metropolitan Newtownabbey and is designated as District Centre MNY 20/01. District Centre is described in the Belfast Metropolitan Area Plan, Newtownabbey district proposal as 'designated to complement the shopping offer and provide for choice and convenience.'

The subject was previously part of a larger development and received planning for 'Redevelopment of site to provide retail units' under reference number U/2011/0125/F.

Please Note: All interested parties are advised to make their own enquiries into the potential planning approvals that could be achieved.

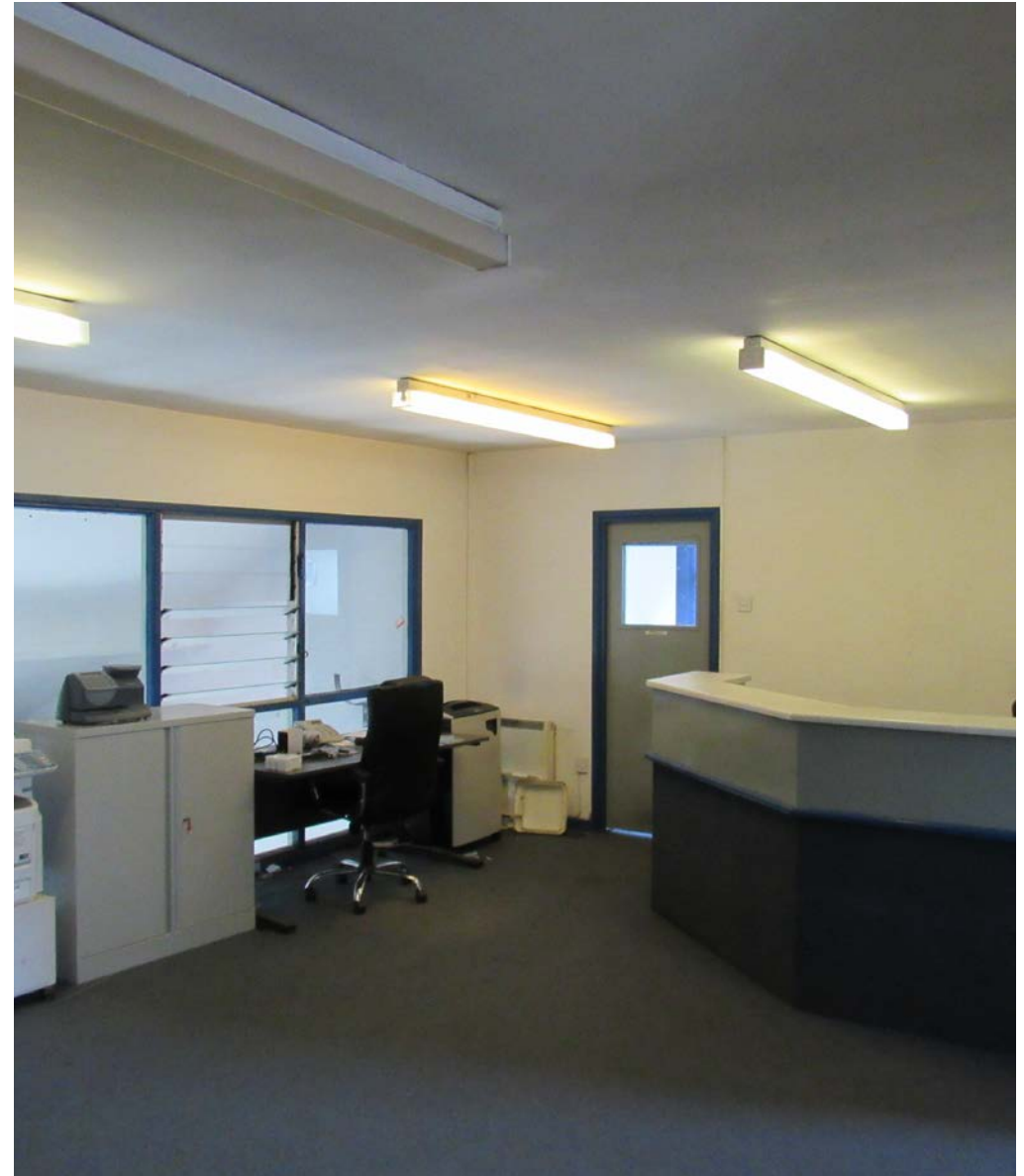
Accomodation

The unit currently provides the following approximate areas:

Trade Counter	465 sq. ft
Warehouse	8,160 sq. ft
Mezzanine	1,009 sq. ft
Offices	1,046 sq.ft
Stores	280 sq. ft
Total	10,960 sq. ft

Site

The site comprises c. 0.48 acres in total.



Title

We understand the property is held by way of a long leasehold as follows:

1. Lease dated 1st May 1976 held for 10,000 years from 1st Nov 1976 less 3 days subject to yearly rent of £10.
2. Assignment dated 20th August 1979 held for residue of term of 10,000 years subject to yearly rent of £10.

Method of Sale

The property is initially being offered for sale by private treaty.

Guide Price

£305,000 exclusive of VAT.

Stamp Duty

This will be the responsibility of the purchaser.

Rates

We have been advised by Land & Property Services of the following:

Net Annual Value:	£23,100
Rate in the £ 2019/20:	£0.58936
Rates payable:	£13,615 approximately

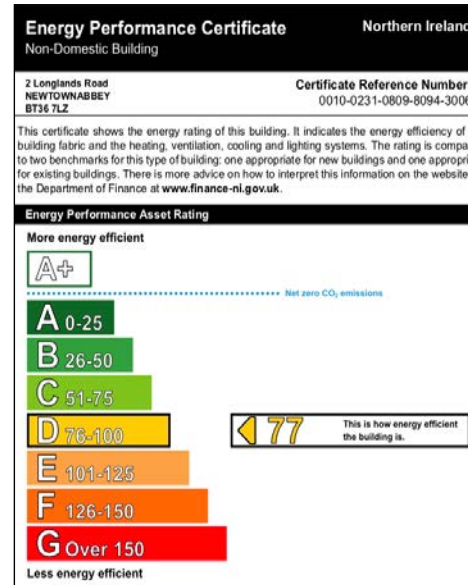




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EPC Rating

The property has an energy rating of D77. A full certificate can be made available upon request.



VAT

All prices, outgoings and costs are exclusive of, but liable to, VAT.

Viewing

Strictly with the sole selling agent.

Contact

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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/uksi/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.