



FOR SALE

4a & 4b Brookfield Industrial Estate, Banbridge, BT32 3AP
Former Southern Regional College warehouses and offices totalling c. 11,232 sq ft

Lisney

Features

- Former Southern Regional College buildings
- Ideal for owner occupier or investor.
- 2 buildings totalling c. 11,232 sq ft
- Suitable for a wide variety of uses, subject to planning

Location

The subject property is located to the west of Banbridge town centre. It is situated in Brookfield Industrial Estate which is accessed by Peggy's Loaning off the Scarva Road. Nearby occupiers include Auto Supplies, CMS Global, GWA Supplies and Ross Electrical Wholesalers. The surrounding area is mainly residential with St Patricks College in close proximity.

The subject site is located approximately 9 miles from Dromore and 11 miles from Portadown and is directly linked to prominent transport routes such as the A26 and the A1 carriageways. Lisburn sits 18 miles North from the site and Belfast city centre is approximately 25 miles via the A1 with the City Airport a further 4 miles North East.



Accommodation

The property comprises of 2 units. Approximate measurements are as follows:

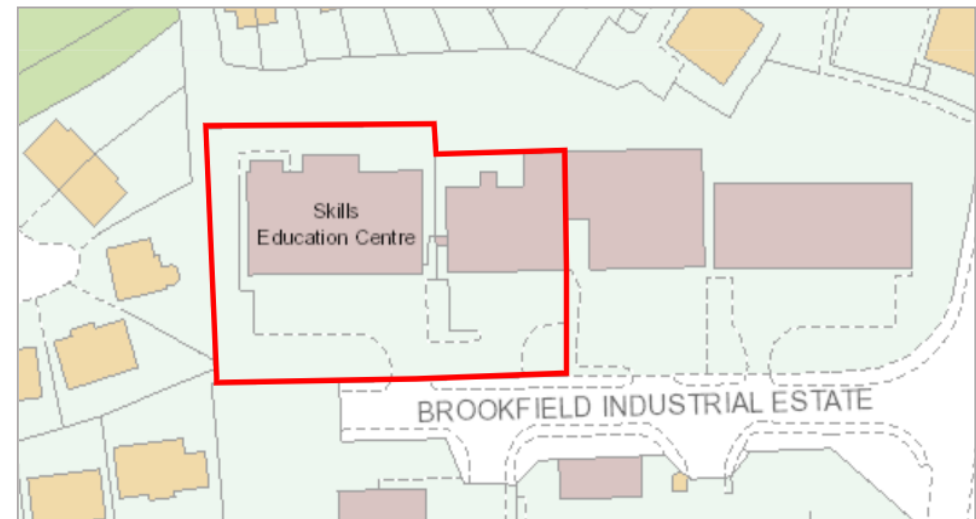
	NIA (sq ft)
Unit 4a	
GF	3,750
Mezzanine	1,055
Unit 4b	
GF	5,981
Store	322
Boiler House	124
TOTAL	11,232



Planning

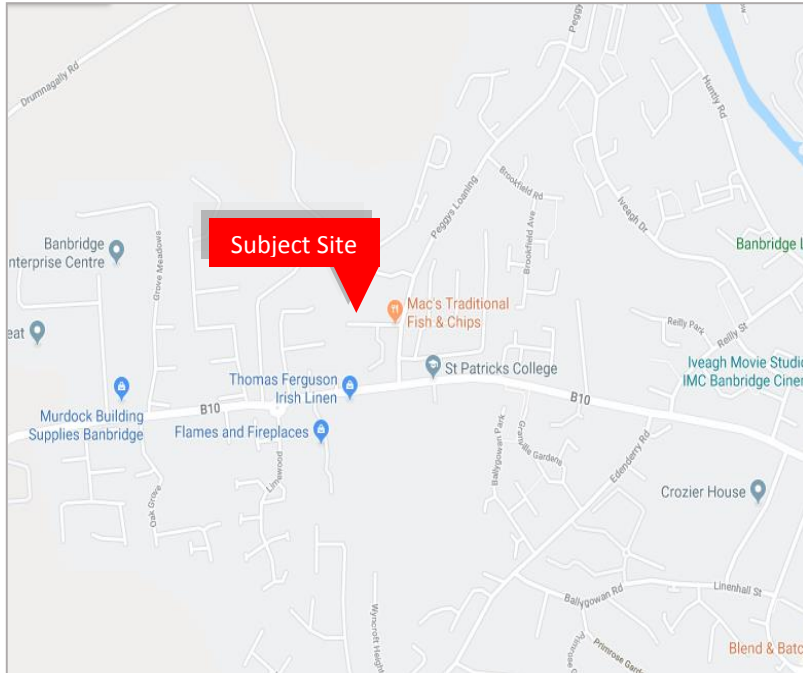
According to the Banbridge / Newry & Mourne Area Plan 2015 – Map No. 2/02a; the subject property is situated in an area zoned 'Existing Area of Economic Development.'

The site has previous planning approval for "Change of use from factory to skills education centre with alterations and extension." - Q/1994/0119.



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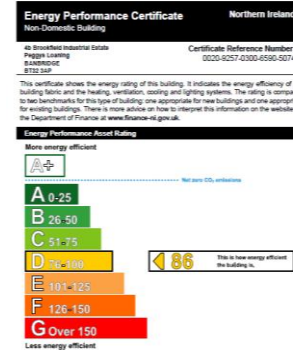
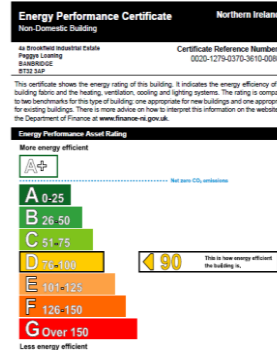
028 9050 1501



EPC Rating

4a has an Energy Efficiency rating of D90.

4b has an Energy Efficiency rating of D86.



A full certificate can be made available upon request.

Title

We understand the subject properties are held by way of Freehold & Long Leasehold. Further details available upon request.

Asking Price

Offers in excess of £250,000 exclusive.

Rates

NAV - £24,000

Rates in the £ 19/20 - 0.600984

Rates payable - £14,423.62

Stamp Duty

This will be the responsibility of the purchaser.

VAT

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

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/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 lesser 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, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended 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 a representation or warranty whatever in relation to the property.