

**Benefits from
Open Class
A1 Planning
Consent**



To Let

Unit 2 Moira Road Retail Park, Moira Road Lisburn

Excellent Open Class Retail Warehouse Unit with parking

BEACON
PROPERTY

Location

Lisburn is one of 4 cities in Northern Ireland and the 3rd largest city in the province. The Lisburn Urban Area has an estimated resident population of approx. 121,990 persons (NISRA 2013).

Lisburn is located approximately 10 miles south west of Belfast off the M1 Motorway. The City of Lisburn benefits from excellent levels of accessibility, given its location on two junctions (6&7) off the M1 motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway.

Sprucefield Regional Centre is located approximately 1.5 miles from the subject scheme where occupiers include the likes of M&S, Boots, Curry's, Sainsbury's, B&Q and B&M Retail.

Lisburn Leisure Park is located nearby on Grosvenor Road which is anchored by a 14 screen Omniplex cinema. Occupiers within this scheme include Costa Coffee, KFC, Mary Browns, Subway etc.

The subject unit is located on the Moira Road, just outside Lisburn, approximately 2 miles from Lisburn City Centre and approx. 5 miles from the M1 Motorway in a densely populated residential area.

The Moira Road is a major arterial route into Lisburn from the M1/Sprucefield motorway intersection.

Occupiers within the subject scheme include Lidl, who anchor the scheme and The Journey Church.

Description

The subject unit is located within Moira Retail Park and benefits from Open Class 1 Planning Consent.

Internally the unit has been fitted to a high standard comprising an open plan retailing area benefiting from eaves height of approx. 6.5 metres.

There is ample on site car parking within the

scheme (approx. 175 free spaces) with a communal service yard area to the rear of the unit.

Accommodation

The property provides the following approximate net internal areas:

Lease Details

Description	Sq. ft	Sq. m
Ground Floor	9,900	919.74

Term: New 10 year lease with standard upward only rent review every 5 years

Rent: £11 psf per annum exclusive

Repairs: Full repairing & Insuring terms with provision for a service charge for maintenance and repair of communal areas. Service charge currently estimated at approx. £4,600 + VAT per annum.

Building Insurance: The tenant is to reimburse the landlord in relation to the insurance premium.

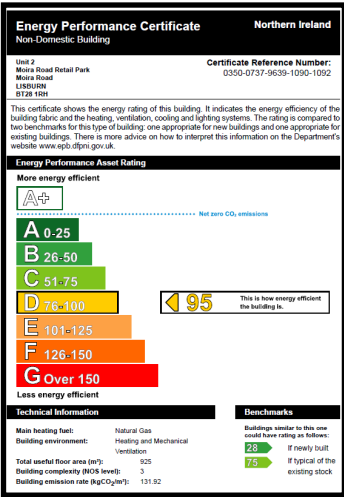
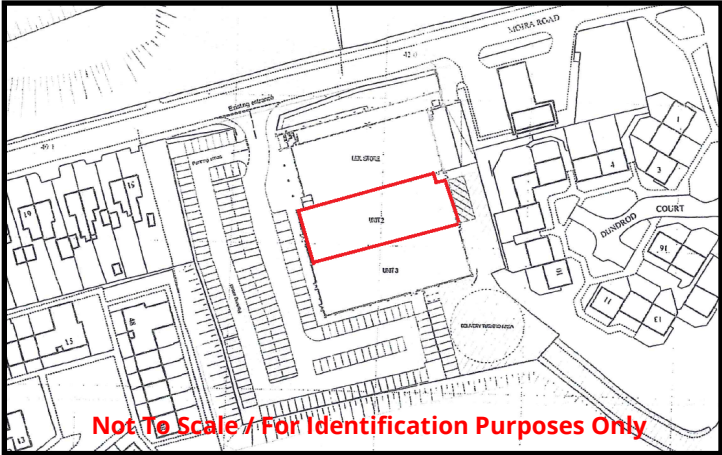
NAV
NAV: £69,500
Rate in £ 2025 / 26 £0.566150
Rates Payable (Approx) £39,347 per annum

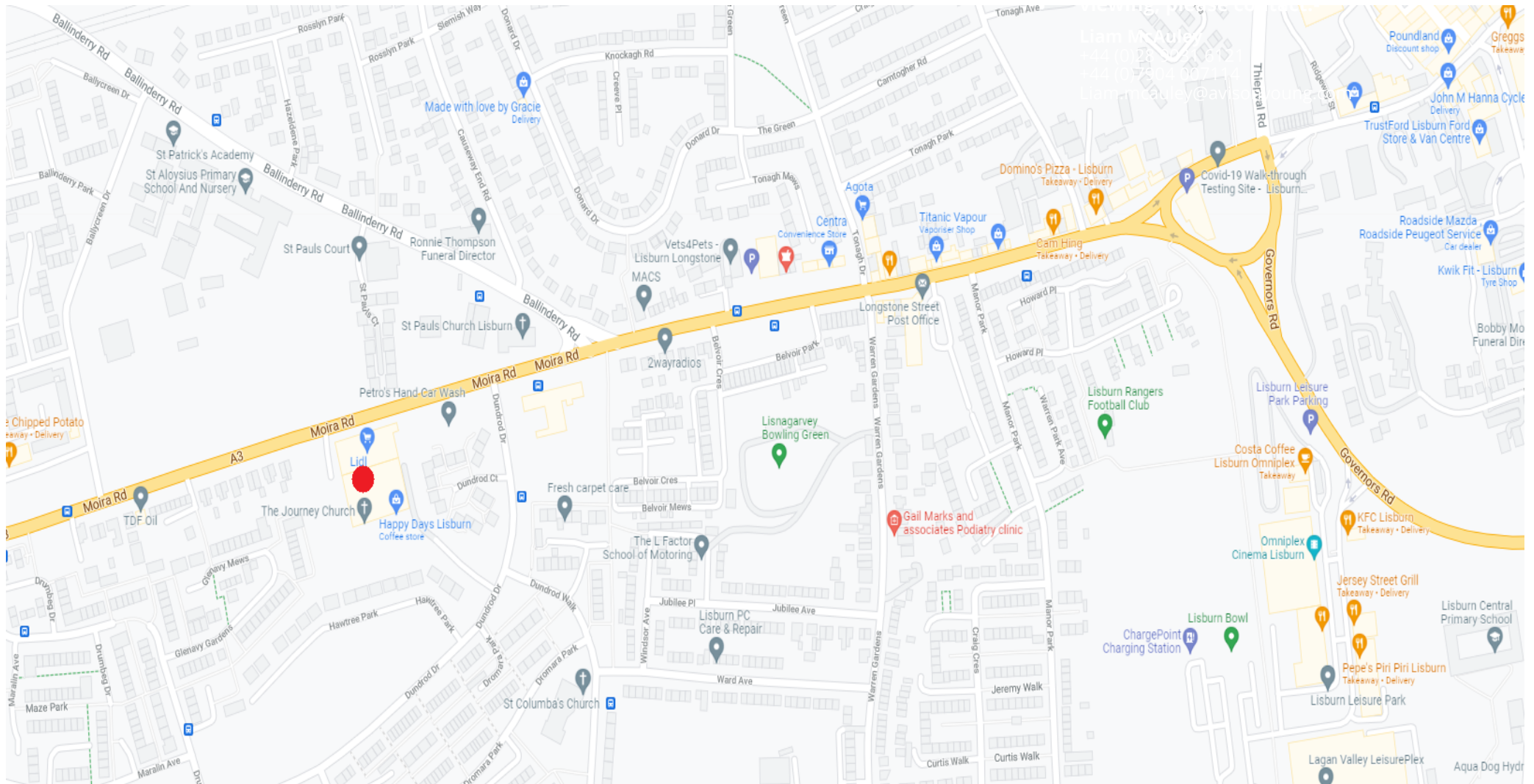
Availability

Immediate subject to lease being completed

VAT

We understand the property has not been VAT elected.





For further information or to arrange a viewing,
please contact:-

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