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**BEST AND FINAL
OFFERS BY 12 NOON -
21ST NOVEMBER 2025**

For Sale High Profile Commercial Premises
"Wilsons Yard"
123 Hillsborough Road, Dromore, BT25 1QW



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028 90 500 100

SUMMARY

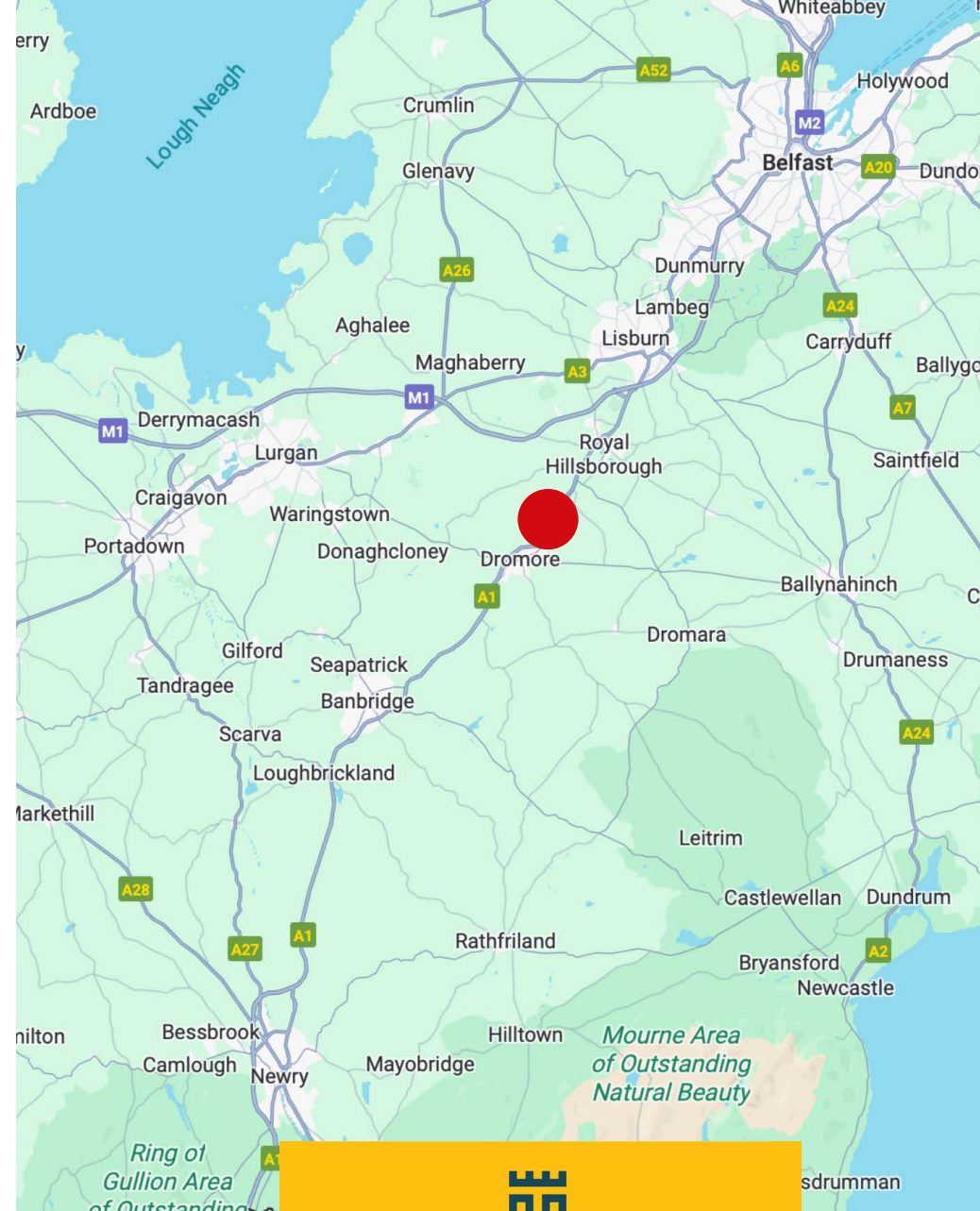
- Rare opportunity to acquire a high profile roadside site, located on A1 Dual Carriageway on the strategic Belfast to Dublin road.
- Total site area of c. 2.63 acres, comprising Wilsons Yard and adjoining lands.
- Suitable for a variety of owner occupiers, subject to any necessary statutory consents.

DESCRIPTION

- The subject comprises the renowned "Wilsons Yard", which is available due to the forthcoming retirement of the current owners.
- Wilson's Yard comprises a range of showroom, warehouse and manufacturing, together with ample yard and car parking.
- The accommodation is spread across a number of buildings, together with split level yard, external display space and car parking.
- Due to the forthcoming A1 Road improvement scheme, the existing access to the property will be replaced with a new access from the upgraded Milebush Road junction.
- The existing owners have previously explored expansion of the site to provide further showroom and coffee shop which could be progressed, subject to any necessary statutory consents.

LOCATION

- The property occupies a strategic location on the western side of the A1 Dual Carriageway, with c. 220,000 vehicles passing weekly, between Dromore and Hillsborough, Co. Down.
- The strategic location on the Belfast to Dublin transport corridor is an obvious attraction to potential purchasers.
- The site is located approximately 75 miles north of Dublin and 16 miles south of Belfast.
- Key connections from the subject site are:-
 - 22 miles from Belfast International Airport
 - 17 miles from Belfast Port
 - 20 miles from Belfast City Airport
 - 82 miles from Dublin Airport



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ACCOMMODATION

Floor	Description	Sq M ²	Sq Ft ²
All Ground Floor	Showroom/Offices	171.23	1,842
	Office 2	47.40	510
	Office 3	73.20	788
	Office 4	45.12	485
	Store 1	11.10	119
	Store 2	86.48	931
	Store 3	42.21	454
Total Area		476.74	5,129

SITE AREA

The current site area of Wilsons Yard is approximately 2 acres. On the basis of works to the A1 Junction Phase 2 Project, additional lands will be included in the sale to facilitate a new access lane and entrance from the Milebush Road. The total site area is approximately 2.63 acres.

CONCEPTS

The Vendors have previously explored expansion of the site to include further commercial units for coffee shop, showroom and warehouse use. It is anticipated that following the A1 Road improvement scheme, that the revised access may facilitate these uses, subject to planning permission. We have attached the proposed locations of the units for information purposes.



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A1 JUNCTION PHASE 2 ROAD SCHEME

The A1 Junction Phase 2 scheme will provide safety improvements along the A1 Dual Carriageway between Hillsborough and Loughbrickland, including new grade separated junctions and the closing up of all gaps in central reservations.

At the current time final plans are being prepared and we understand that the Department for Infrastructure propose to commence remedial works for the scheme in Autumn/Winter 2025/2026.

As part of the scheme the current access directly from the A1 to the subject premises will be closed, with a new access from the upgraded Milebush Road junction. Further information and proposed plans of the works are available to interested parties on request to the agent.

RATES

We are advised by Land & Property Services that the current Net Annual Value of the premises is £20,800.

Rate in £ 2024/2025 = 0.609969

Therefore, Rates Payable 2025/26 = £12,687.36

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

TITLE

Assumed Freehold.

PRICE

Unconditional offers are invited in the region of £700,000, exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

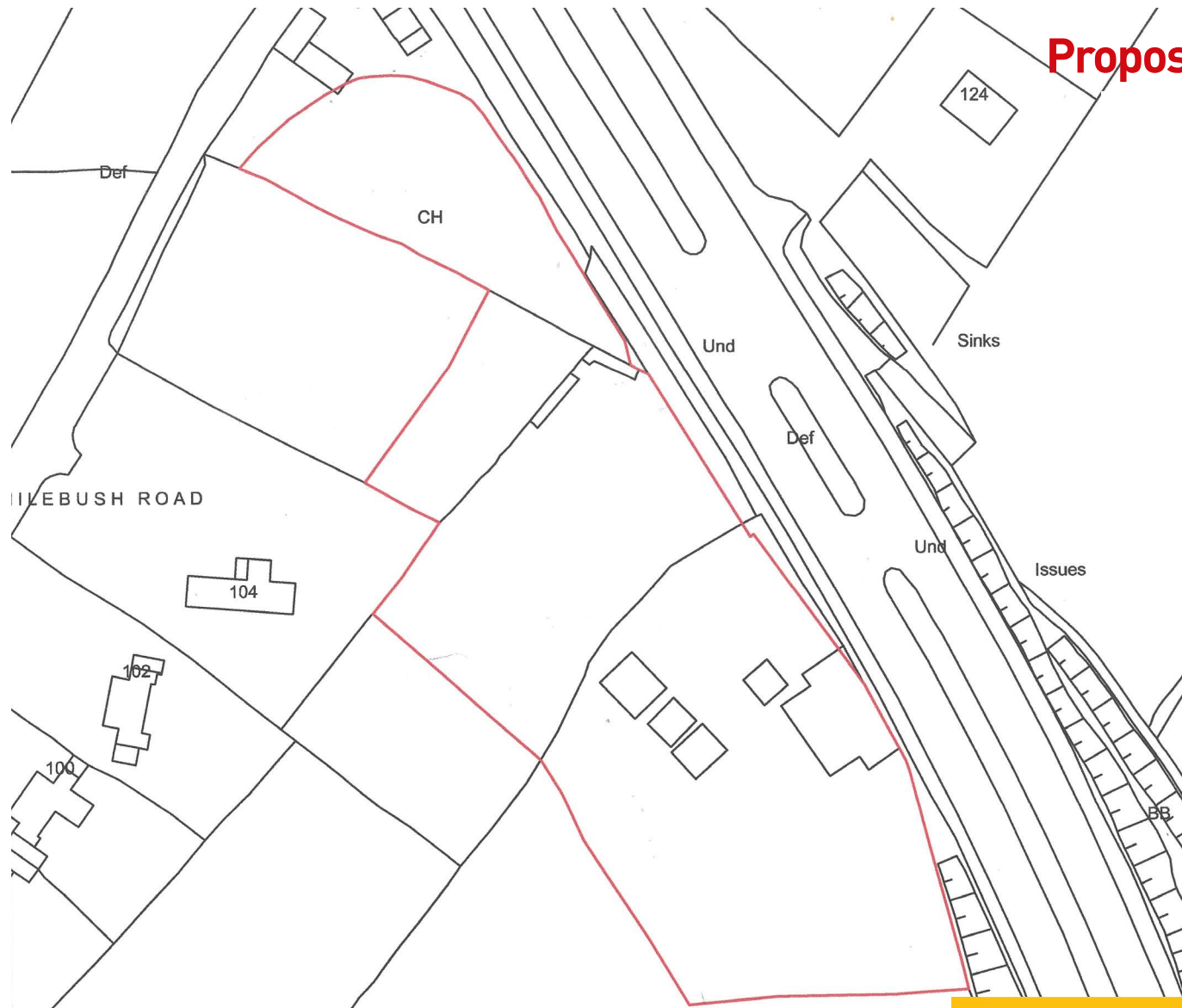


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Proposed Site Plan

Not To Scale. For indicative purposes only.

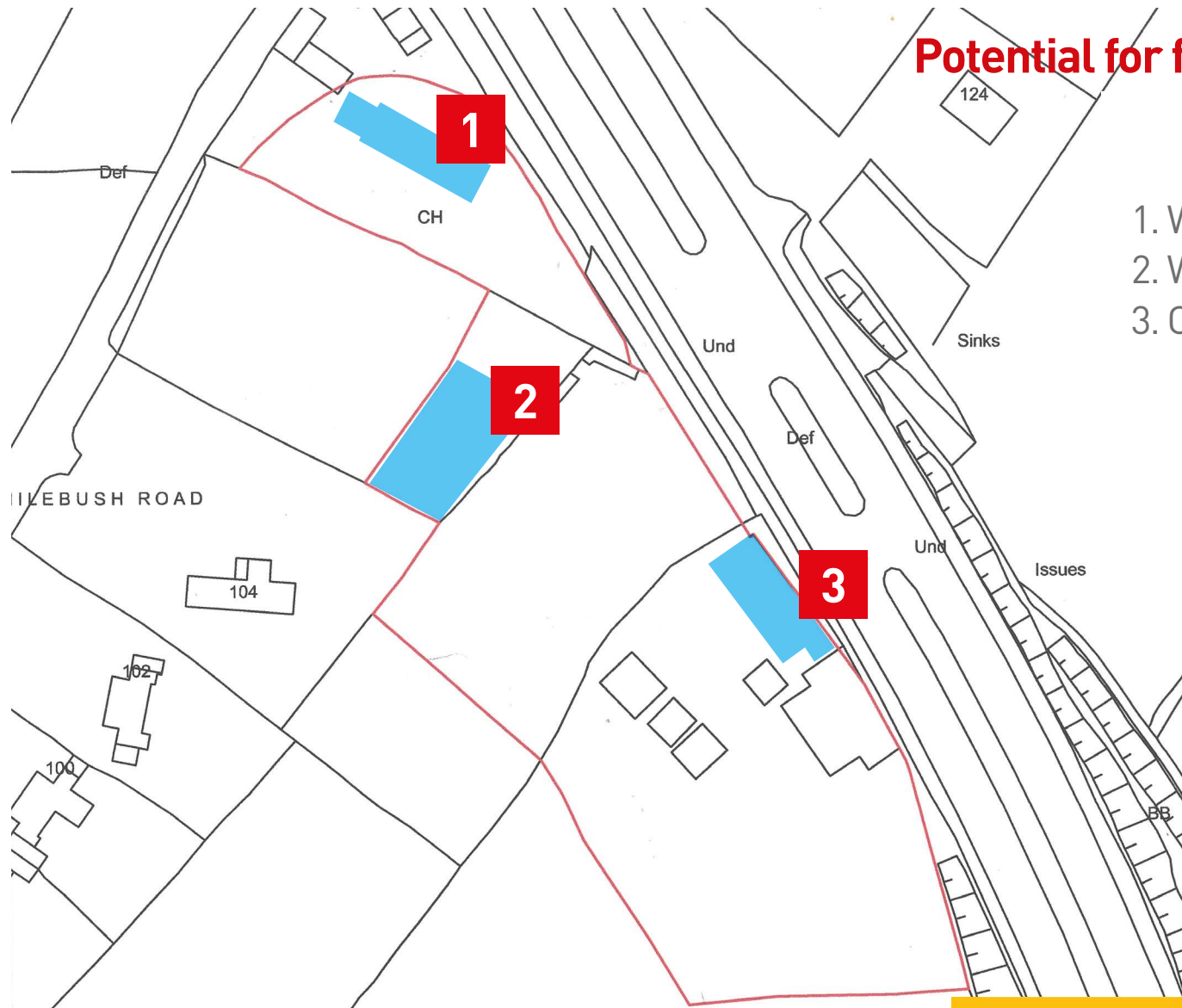


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Potential for further units

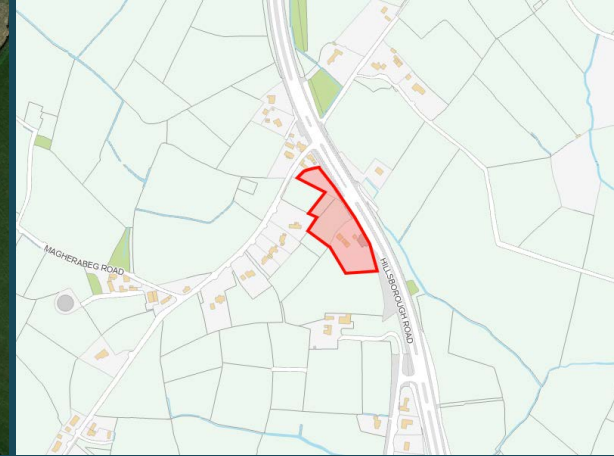
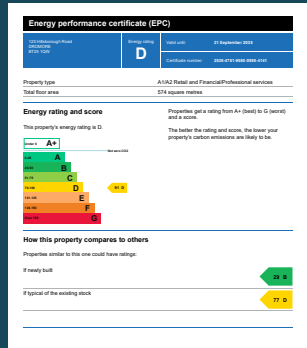
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1. Workshop
2. Warehouse
3. Coffee Shop

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EPC



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