

CBRE NI

PART OF THE AFFILIATE NETWORK

Lisney

**SITE AREA
1.5 ACRES**

Site boundary shown for identification purposes only

FOR SALE COMMERCIAL SITE WITH FPP FOR PFS
AND POTENTIAL FOR FURTHER DEVELOPMENT.
MCKINSTRY / CREIGHTONS ROAD, DERRIAGHY

Development Opportunity MCKINSTRY / CREIGHTONS ROAD

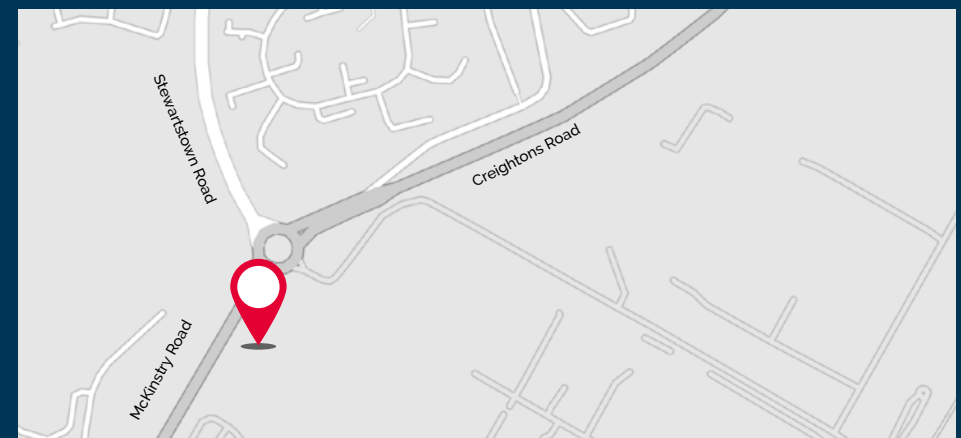


KEY BENEFITS

- Prominent position, adjacent to major arterial road with high levels of passing traffic
- Commercial development opportunity with planning permission granted to a portion of the site for a petrol filling station / convenience store
- Remainder of site suitable for roadside (retail or leisure uses)
- Adjacent to a recently opened McDonalds drive-thru restaurant which is attracting considerable footfall
- High demand from drive-thru and food operators

LOCATION

- 3 miles north from Lisburn city centre
- Situated just off McKinstry Road/Creightons Road , within easy reach of densely populated areas of Derriaghy, Lambeg, Lisburn, Lagmore, Poleglass and Twinbrook.
- Lies adjacent to an established commercial area at The Cutts
- Easily accessible to the M1/M2 motorways



Development Opportunity **MCKINSTRY / CREIGHTONS ROAD**

DESCRIPTION

- The subject site is a commercial development opportunity comprising of approximately 1.5 acres
- Level cleared site, suitable for a wide variety of uses, subject to the necessary planning approval.
- Planning permission granted for a petrol filling station comprising a retail unit, canopy, totem sign, forecourt, parking and associated site works.
- Remainder of the site suitable for drive thru restaurants, retail or leisure uses, subject to planning approval.

SITE AREA

Approx 1.5 acres

TITLE

We have assumed the property is held freehold or long leasehold, subject to a nominal ground rent.

PRICE

Offers in the region of £1.75 million, exclusive.

VAT

All prices quoted are exclusive of VAT which may be chargeable.



SITE PLANNING HISTORY



Ref No	Submitted	Applicant	Location	Proposal	Decision/Date
S/2008/0772/F	16 July 2008	Garden Hill Developments Ltd	20-25 City Business Park, Dunmurry, Belfast, Co Antrim, BT17 9HU.	Demolition of all existing structures on site and construction of 44 no light industrial (class use b2) starter units and hot food outlet with associated car parking, cycle and bin storage provision.	Approval 16 Jul 2008
LA05/2019/0880/A	28 August 2019	McDonalds Restaurants Limited	Land at City Business Park McKinstry Road Derriaghy	The installation of a new signage suite comprising 4 no. digital freestanding signs 1 no. digital booth display screen 2 no. banner signs 1 no Playland sign and 15 no. DOT signs.	Approval 25 Sept 2019
LA05/2018/1032/F	10 Oct 2018	Gardenhill Properties Ltd	Land at City Business Park McKinstry Road Derriaghy BT17 9HU	Proposed petrol filling station comprising: new retail unit canopy totem sign forecourt layout car parking and associated site works	Approval 5 Nov 2021
LA05/2018/0146/F	13 Feb 2018	McDonald's Restaurants Ltd	Land at City Business Park McKinstry Road Derriaghy	Erection of a freestanding single storey restaurant with car parking drive through landscaping and associated works to the site. Installation of 2no. customer order order displays (COD) with canopies and a children's play frame on the patio displays (COD) with canopies and a children's play frame on the patio	Approval 20 Aug 2019



Development Opportunity MCKINSTRY / CREIGHTONS ROAD

DEVELOPMENT OPPORTUNITY/IES

The site is capable of being developed from a number of perspectives. Preliminary architectural exercises as shown below have revealed that in addition to the 'approved' PFS there is scope to create drive thru / retail units in a number of configurations, subject to planning approval.



-  - Approved PFS
-  - Potential drive-thru

-  - Potential standalone retail / leisure unit
-  - Potential retail / leisure units

MARKET COMMENTARY

The retail warehouse sector continues to remain resilient with discount retailers such as Home Bargains, B&M and Poundland seeking further new store opportunities. M&S and The Range have also recently opened at Bridgewater Retail Park, Banbridge and Poundland has opened at the Showgrounds Retail Park in Omagh. O'Neills has also secured a new store in Omagh.

The discount supermarket operators are continuing to go from strength to strength with Lidl seeking further new store opportunities whilst construction is currently ongoing at sites on Castlereagh Road, Belfast, Shore Road, Belfast and Omagh, with the redevelopment of Strabane Shopping Park due to commence shortly. The Food Warehouse has also been active in the market seeking suitable opportunities to further increase its footprint in the Northern Ireland market.

The food and beverage sector is strong with Starbucks, Caffè Nero, Tim Hortons, McDonald's and Greggs continuing store expansion programmes. Global coffee chain Jamaica Blue has opened its first casual dining coffee shop in Ireland at Forestside Shopping Centre, Belfast, with plans to open five more across Northern Ireland in the coming year as well as expanding into ROI in 2023.

CONTACT

David Wright

T: 077 1168 6101

E: david.wright@cbreni.com

David McNellis

T: 07887 911 077

E: dmcnellis@lisney.com

CBRE NI

PART OF THE AFFILIATE NETWORK

Lisney

CBRE NI

The Linenhall
32-38 Linenhall Street
Belfast BT2 8BG

T: 028 9043 8555

www.cbre.co.uk/ni


 @CBRE_NI

LISNEY

Montgomery House
29-33 Montgomery Street
Belfast BT1 4NX

T: 028 9050 1501

www.lisney.com

 @LisneyBelfast