

SHOWROOM & WAREHOUSE UNIT FOR SALE – DUE TO EXPANSION

2 QUEENS ROAD, LISBURN, BT27 4TZ

CBRE NI
PART OF THE AFFILIATE NETWORK



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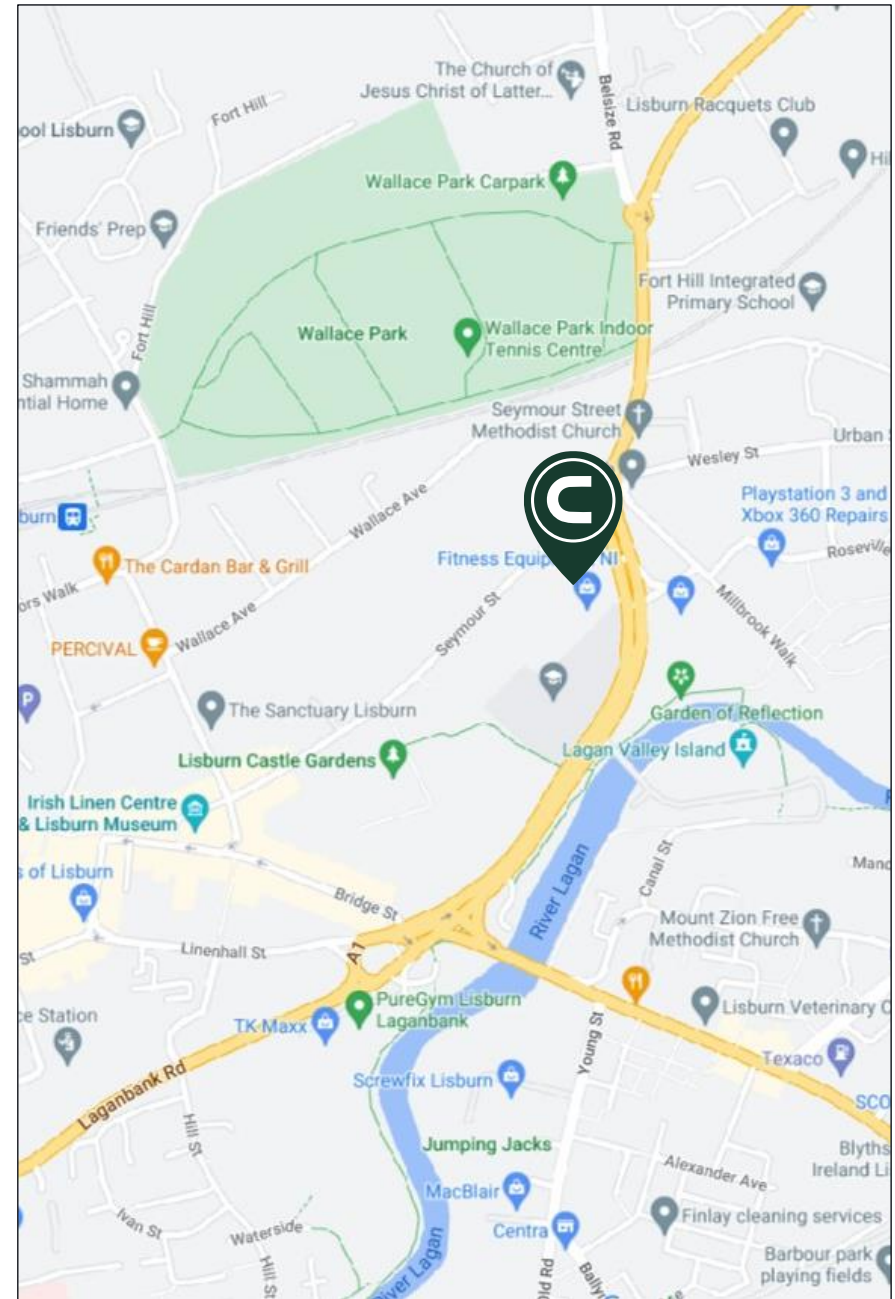
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Key Benefits

- Approximately 8,297 sq ft of warehouse and showroom accommodation
- Excellent frontage onto A1 road
- Close proximity to Lisburn City Centre and motorway networks via junction 6
- Benefits from on-site car parking

Location

The subject property is located off the Queens Road, on the edge of Lisburn City Centre. It is situated beside St. Josephs Primary School. Lisburn is situated approximately 9 miles from Belfast City Centre via the M1 Motorway and 13 miles away from Crumlin. Belfast International airport is located approximately 15 miles from the subject property and 12 miles from George Best Belfast City airport.



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Description

The property consists of a former car showroom which is now utilised as a fitness equipment showroom and a warehouse. The total area of this site consists of 0.5 acres, with a small separate portion of land facing onto Queens Road. The showroom is finished to include smooth plastered painted walls, suspended ceilings with recessed fluorescent lighting and male and female WC's.

Title

Assumed Freehold or Long Leasehold subject to a nominal ground rent. St Joseph's Primary school have access over a portion of the site as delineated in blue on the attached map. Furthermore, the occupiers of the two adjacent office buildings have access over a portion of the site as delineated in orange on the attached map.

Site Area

The total site area of the subject premises is approximately 0.5 acres.

Price

We are asking for offers in excess of £450,000 exclusive.

Rateable Value

To be advised.

VAT

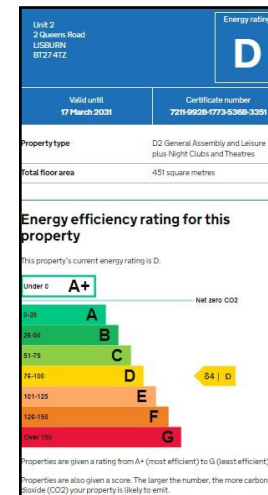
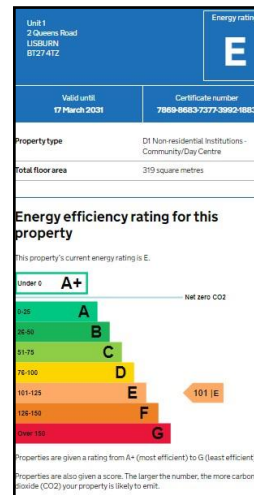
All prices are quoted exclusive of VAT, which may be payable.

Accommodation

	SQ FT	SQ M
Showroom (Unit 1)	3,450	321
Warehouse (Unit 2)	4,847	450
Total	8,297	771

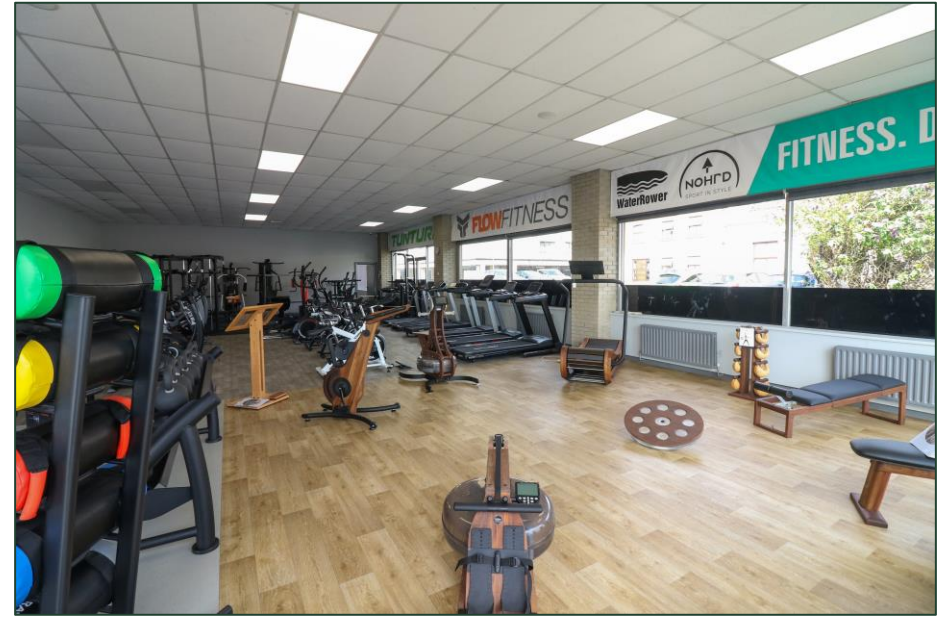
EPC

A copy of the EPC Certificates are available below and can be made available upon request.



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Map for identification purposes only

Access to Primary School



Access to Office Buildings



Contact Us

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