



**Instinctive
Excellence
in Property.**

For Sale

**Prime Redevelopment Opportunity
0.42 Acre Site**

18-28 Seymour Street &
6-8 Queens Road
Lisburn
BT27 4XF

REDEVELOPMENT OPPORTUNITY



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Location

Lisburn city is located south west of Belfast and forms part of the Belfast Metropolitan Area. Lisburn and Castlereagh Council area has a population of 149,100 people according to the 2021 census. The redevelopment opportunity is on the fringe of the city centre and benefits from excellent transport links to the M1 motorway and wider road network, with Belfast International Airport located 12 miles (20 mins) drive to the north and the main public transport hubs are a short walk away:

- Lisburn Train Station - 7 minute walk
- Lisburn Bus Station - 6 minute walk

Surrounding occupiers include a number of local retailers and residential properties. It is within walking distance of the city centre and its amenities, which include Bow Street Mall, Lisburn Square and Lisburn Leisure Park. Wallace Park, Castle gardens and the theatre at the Island Arts Centre are also nearby leisure facilities.

Description

The landmark city centre site comprises a number of terrace properties, 2 detached showrooms, detached garages and gardens of those premises which front directly onto Seymour Street, including 20 Seymour Street which is B1 listed. The subject occupies a prominent position on the Belfast side of Lisburn, with excellent road frontage to Seymour Street and Queens Road and will provide a landmark location for a substantial development. The Queens Road elevation will accommodate potentially another storey, given the topography of the land.

Planning

We understand the site is situated within the development limit of Lisburn city centre as outlined in the Belfast Metropolitan Area Plan 2015. The following permissions were granted in October 2011:

- S/2008/0652/CA:** Permission to demolish No. 18, 22, 24, 26 & 28 Seymour Street and 6 Queens Road.
- S/2008/0595/LB:** Alterations to include internal door openings, removal of internal walls, construction of internal stud walls and a new window to rear gable at second floor level - 20 Seymour Street.
- S/2007/1160/F:** Development of 48 no. 2 and 4 no. 1 bed apartments, commercial units on the ground floor, refurbishment of 20 Seymour Street, car parking on ground and basement level and development of a right hand turning lane along Queensway.

Site Area

Description	Acres	Hectares
Site Area (approx)	0.42	0.17

Note: The area highlighted in yellow may be available by separate negotiation.

Proposal

The site would be suitable for a variety of future uses including hotel, offices, residential, retail or a mixed use scheme subject to planning permission.

Proposed Hotel Development

The scheme consists of the following accommodations:

- Unit 18:** 4 bedroom self contained dwelling with shared garden
- Unit 20:** 5 bedroom self contained dwelling connected to the hotel
- Units 22-26:** Hotel development on 3-4 floors and a basement car park

The hotel development could provide the following facilities:

- Reception area
- Lounge/bar area
- Restaurant
- 10 single bedrooms
- 65 double bedrooms

Guide Price

Guide price on application.

Rates

We have been advised by the Land and Property Services of the following rating information:

Description	NAV	Non-Domestic Rate	Capital Value	Domestic Rate
18 Seymour Street	-	-	£150,000	£0.008366
20 Seymour Street	£16,100	£0.526146	-	-
22 Seymour Street	£22,000	£0.526146	-	-
24 Seymour Street	£4,150	£0.526146	-	-
26 Seymour Street	TBC	£0.526146	-	-
28 Seymour Street	£8,050	£0.526146	-	-
6 Queens Road	£7,150	£0.526146	-	-
8 Queens Road	TBC	£0.526146	-	-

Title

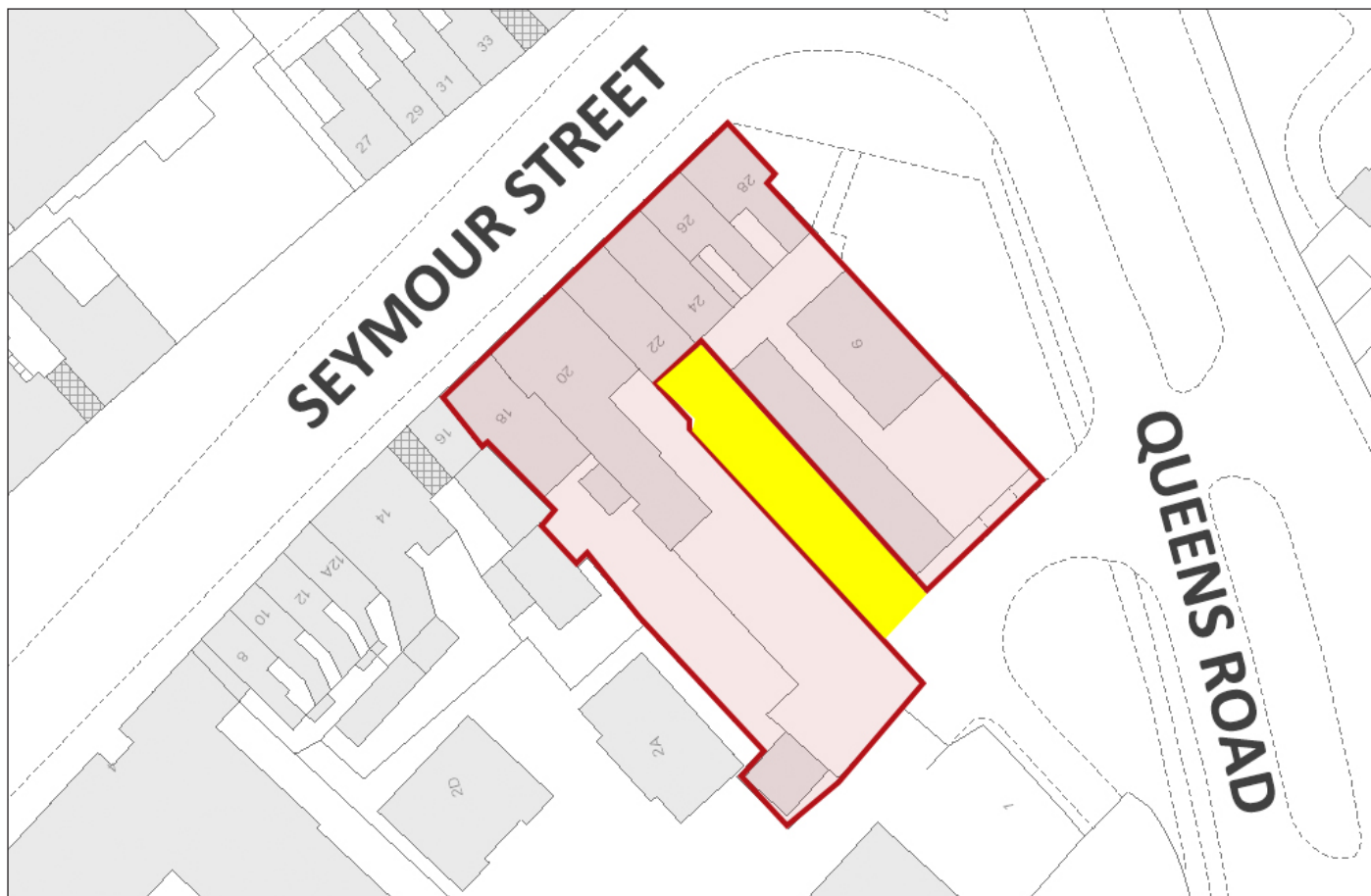
Advised freehold and long leasehold titles.

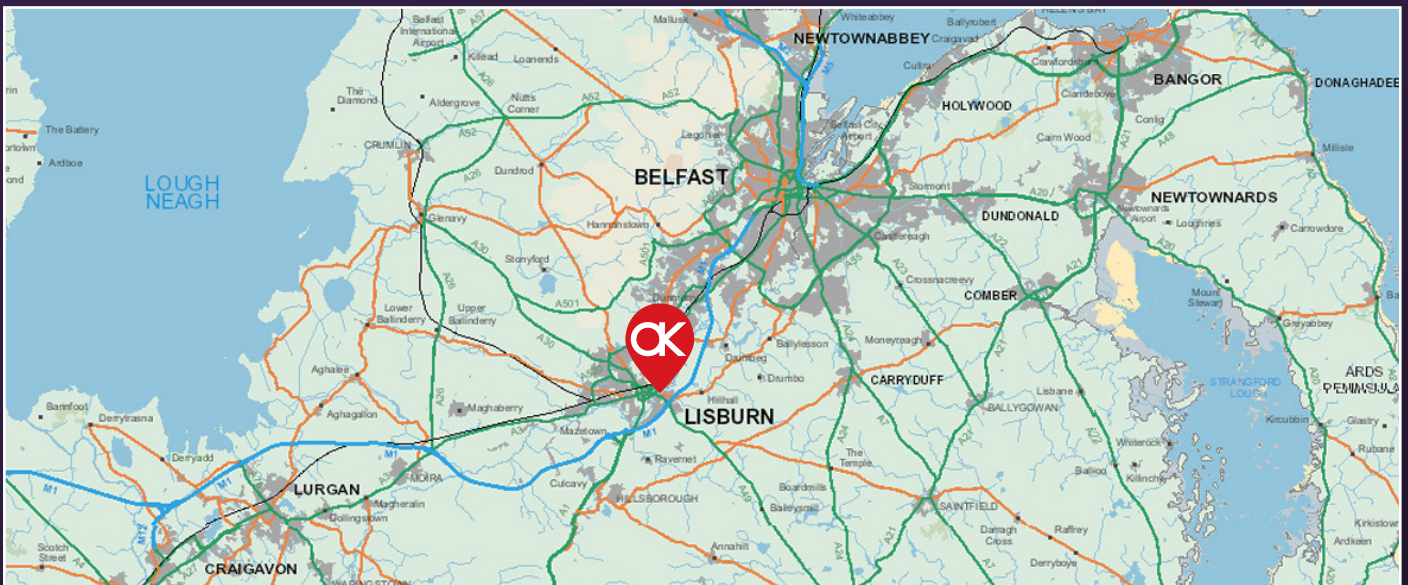
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/tenant will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.





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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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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