



Instinctive  
Excellence  
in Property.

# For Sale

**Prominent Redevelopment Opportunity**  
**0.42 Acre Site**

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

**REDEVELOPMENT OPPORTUNITY**



# For Sale

## Prominent Redevelopment Opportunity 0.42 Acre Site

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

**REDEVELOPMENT OPPORTUNITY**

### 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, 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

## Rates

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

Description	NAV/Capital Value	Estimated Annual Rates Payable
18 Seymour Street	£150,000	-
20 Seymour Street	£16,100	£8,810
22 Seymour Street	£4,850	£2,654
24 Seymour Street	£4,150	£2,271
26 Seymour Street	TBC	-
28 Seymour Street	£8,050	£4,405
6 Queens Road	£7,150	£3,912
8 Queens Road	TBC	-

## Title

Advised freehold and long leasehold titles.

## Guide Price

Offers over £1,000,000 exc of VAT.

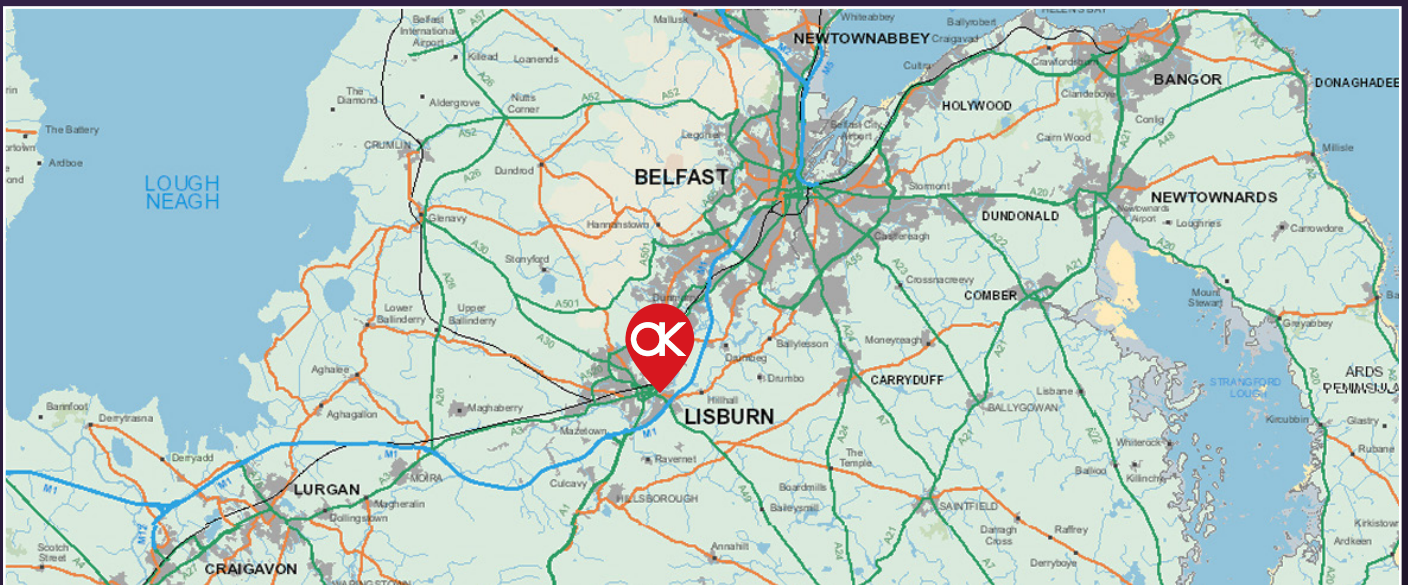
## VAT

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.





MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📱 📧

## 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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.