



FOR SALE

REDEVELOPMENT OPPORTUNITY WITH INCOME

HILLHALL ROAD, LISBURN, CO. ANTRIM, BT27 5JQ



CBRE NI

PART OF THE AFFILIATE NETWORK

REDEVELOPMENT OPPORTUNITY WITH INCOME

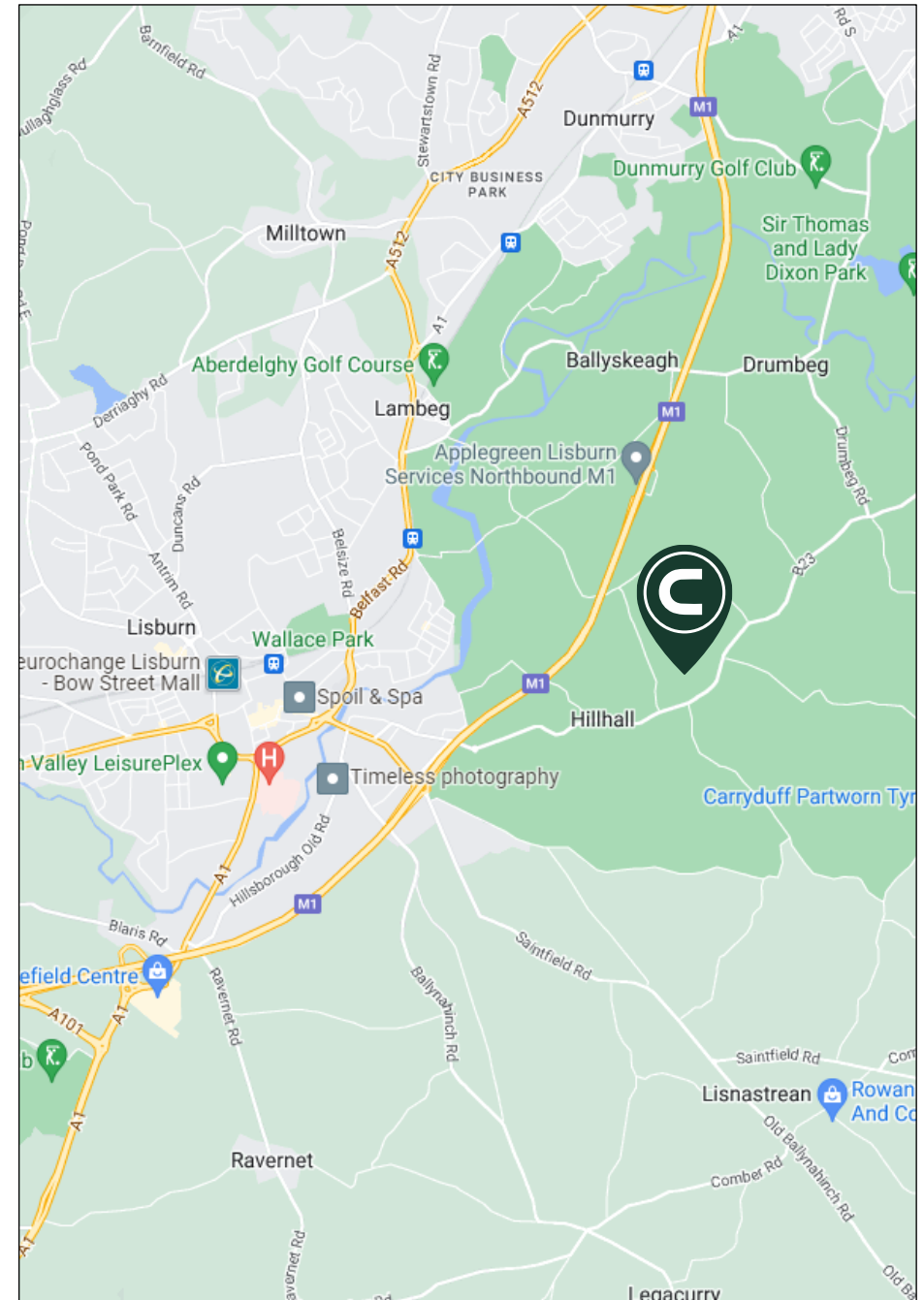
HILLHALL ROAD, LISBURN, CO. ANTRIM, BT27 5JQ

Key Benefits

- Short term income producing £304,650 per annum.
- Exciting redevelopment opportunity.
- The property extends to 16.2 acres

Location

The subject is situated between Belfast and Lisburn, on the north side of the Hillhall Road/B23, providing access to Belfast and Northern Ireland's main road network. The site is approximately one mile to the west of the M1 Motorway junction at Lisburn and three miles from the Sprucefield junction.



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Upper Yard – The accommodation totals approx. 46,000 sq ft, the schedule below details the occupied portion.

Unit	Tenant	Sq Ft	Lease Start Date	Lease End Date	Rent P/A	Rates Payable 2023/2024
A	Greentown Environmental	9,300	01/01/16	31/12/24	£18,940	£10,891.22
B	Greentown	3,800	01/01/23	31/12/24	£9,440	£4,972.08
C	MD Furniture	4,100	01/01/23	31/08/24	£8,850	£4,814.24
D	Stephen Henry	1,975	01/09/23	31/08/24	£6,640	Est. £2,510
E	Kitted Cars Ltd	2,500	01/06/21	31/05/24	£7,400	Est. £3,177
F	Vacant	2,800				Est. £3,558
G	Vacant					
G1	Kitted Cars		01/11/23	31/10/24	£2,400	
C1	Paddy Steenson	500	09/04/21	08/04/22	£1,000	Est. £635
	Total	24,975			£54,670	

Sysco Foods NI

Unit	Tenant	Sq Ft	Lease Start Date	Lease End Date	Rent P/A	Rates Payable 2023/2024
A	Sysco Foods	69,000	24/10/18	23/10/25	£250,000.00	£84,709.51
	Total	69,000			£250,000.00	

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Description

The subject consists of approximately 16.2 acres to include land, and existing warehouse units. The warehouse units include approximately 69,000 sq ft currently under lease to Sysco Foods NI at £250,000 per annum until the 23rd of October 2025. The second element of warehouse space totals approximately 46,000 sq ft with a current income of approximately £54,670 per annum.

Title

Assumed freehold or long leasehold subject to a nominal ground rent.

Planning

Plans have been prepared providing illustrative design options for the site to understand the development potential of the lands, along with a planning appraisal of these options.

The site currently includes an established storage and distribution business along with other employment/business uses. The appraisal concludes that the site has redevelopment potential given its current use and there is potential for the site to be redeveloped for similar uses, including Class B2 light industrial and Class B4 Storage and Distribution. The development options provide an indicative layout for buildings on the site. The design options also present an opportunity for environmental improvements as part of the redevelopment. The appraisal includes a review of the potential traffic impact of the options based on the indicative floorspace potential on the site and taking account of the nature of the proposed uses. This identified the potential to develop the site without intensifying traffic levels onto the surrounding road network.

The planning appraisal can be provided upon request.

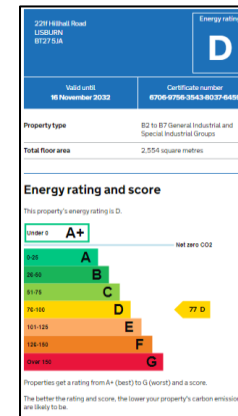
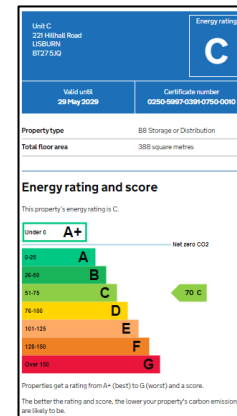
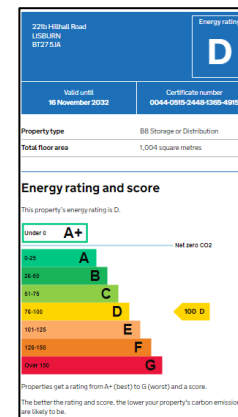
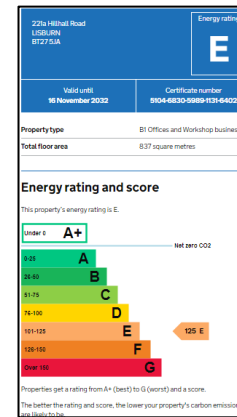
Asking Price

We are seeking offers over £5 million, exclusive.

VAT

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

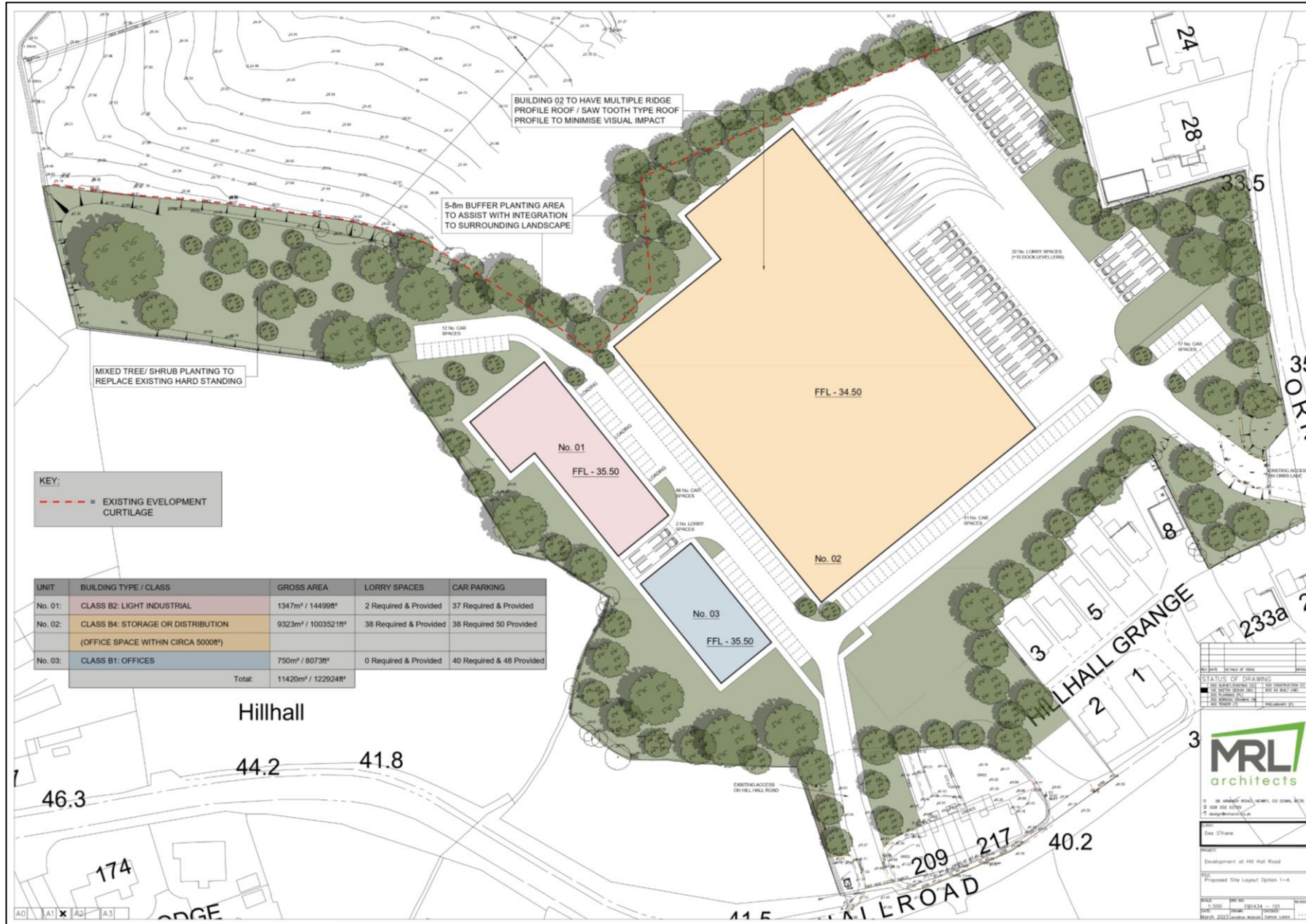
EPC's



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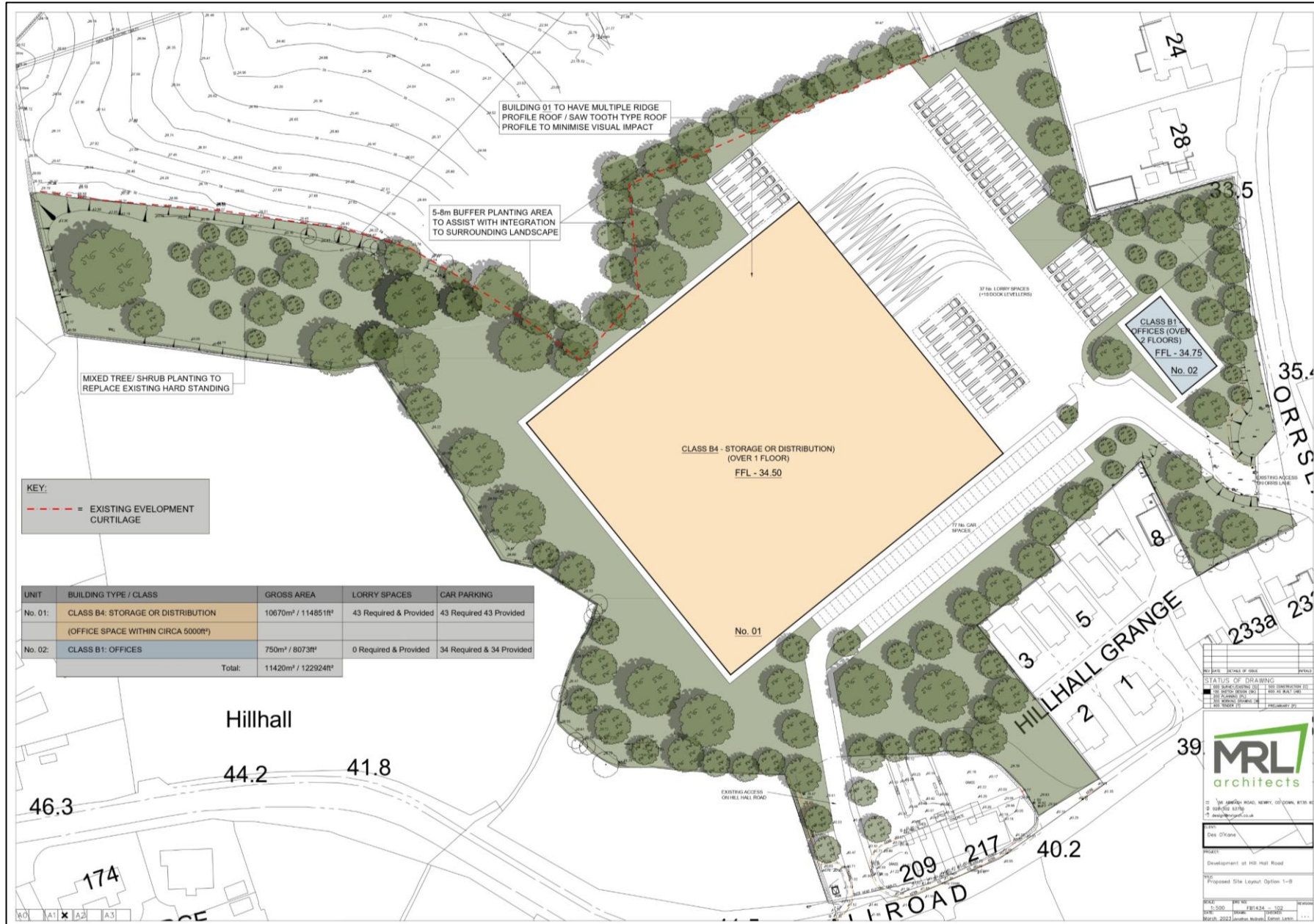
Proposed Plans



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Proposed Plans



MRL architects

STATUS OF DRAWING
 ■ PREPARED BY: [Name]
 ■ CHECKED BY: [Name]
 ■ APPROVED BY: [Name]

Project:
 Development at Hill Road
 Proposed Site Layout Option 1-8

Scale:
 1:500

March 2022

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