

4 Steeple Road, Antrim, BT41 1AF

For Sale

Part Income Producing Warehouse set on approx. 3.7 acres with Residential Development Potential (Subject to Planning)



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Summary

- 21,829 sq ft warehouse (GIA) set on generous self-contained 3.7 acre site.
- Part owner occupied and part income producing at £24,927 per annum, exclusive.
- Internally configured to provide for mix of office, training and workshop facilities.
- Residential Development potential, subject to necessary planning consents.
- **Unconditional offers invited in excess of £800,000 exclusive (Subject to Planning Offers may be considered).**

Location

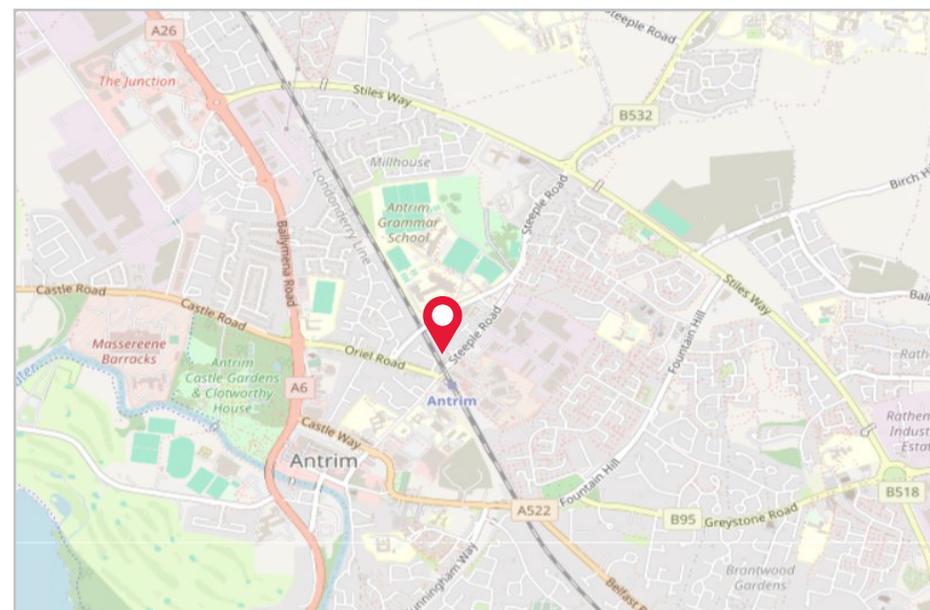
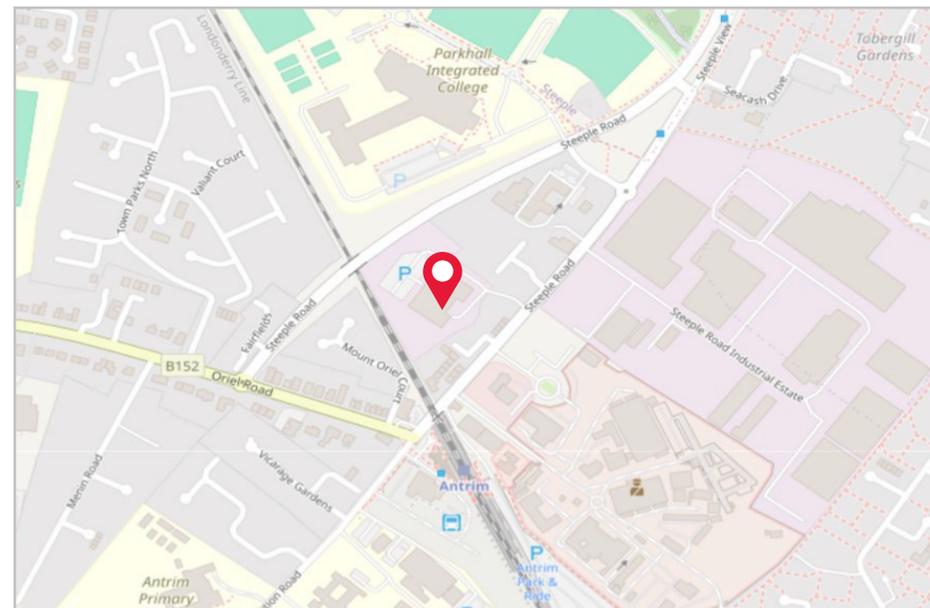
- Antrim is located approximately 20 miles to the North West of Belfast, 11 miles south of Ballymena and 21 miles to the North of Lisburn.
- Located on Steeple Road with Antrim town centre being only a ten minute walk away.
- Surrounding land uses are a mixture of both residential and commercial. The popular Steeple Road Industrial Estate is located a few hundred yards away and includes Camden Frames, Interfrigo and Metal Technology. Massereene Manor Private Nursing Home is also located nearby on Steeple Road.
- Transport – Antrim Train & Bus Station is only a few hundred yards walk further along Steeple Road, towards the town centre.
- Nearby Schools include Antrim Primary School and Parkhill Integrated College.
- The M2 Motorway network can be easily accessed approximately 1.5 miles north, via the Niblock Road and Bush Road roundabouts.

Description

- Warehouse building of approximately 21,829 sq ft .
- Internally, the warehouse has been refurbished and converted to primarily provide for office and training accommodation, alongside some workshop and staff facilities.
- Set on a generous self-contained site of approximately 3.7 acres.
- Steel portal frame with pitched profiled metal panel roof and polycarbonate roof lights.
- Warehouse building occupies only a small portion of the site. Remainder of site provides for substantial car park, gardens and open space.
- Majority of the building is occupied by the owner Action Mental Health as their Regional Office. The remaining 50% of the building is let and occupied by two separate tenants – Training Solutions NI and Action For Children.

Schedule of Accommodation

	GIA sq m	GIA sq ft
Offices / Workshops	2,028	21,829
Total Gross Internal Area	2,028	21,829











Tenancy

The majority of the building is occupied by the owners Action Mental Health whilst the remainder of the building is occupied and leased to Training Solutions (NI) Limited and Action for Children, producing a current rental income of £24,927 per annum.

Tenant	Size Occupied (Sq Ft)	Lease Start	Term (Years)	Lease End	Passing Rent (Per Annum)
Training Solutions (NI) Limited	7,048	9th November 2012	10	8th November 2022	£19,327
Action for Children	1,265	1st November 2020	3	31st October 2023	£5,600

Copy leases are available from the Agent for review on request.

Note: The owner Action Mental Health may be prepared to remain in the building on a short term basis subject to lease terms being agreed.

Site Area

In accordance with Spatial NI, we calculate the site extends to approximately 3.7 acres.

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton May 2024

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Area Plan Zoning

As per the extant Antrim Area Plan 1984-2001, the site is within the development limit and is zoned as White Land. The site would therefore lend itself to Residential Development, subject to the necessary planning consents.

Asking Price

Unconditional offers are invited in excess of £800,000 exclusive.

(Note that Subject to Planning offers may also be considered.)

Title

Assumed Freehold.

Energy Performance Certificate

The property benefits from an EPC rating of E109.

Business Rates

We have been advised by Land & Property Services of the following:

Address	Net Annual Value (NAV)	Rates Poundage 23/24	Rates Payable per annum)
4A Steeple Road, Antrim	£51,100	£0.5653	£28,887
4B Steeple Road, Antrim	£6,050	£0.5653	£3,420
Total			£32,307

Value Added Tax

We are advised the property is not registered for VAT, therefore VAT will not be payable.

Further Information

For further information or to arrange a viewing, please contact:-

Phil Smyth
07739 882433
pssmyth@lsh.ie

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