

**FOR SALE**

**1 Sealstown Road, Mallusk, BT36 4QU**

**COMMERCIAL YARD WITH DEVELOPMENT POTENTIAL C.4.5 ACRES (SUBJECT TO PLANNING PERMISSION)**

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY



## FEATURES

Site area of 4.5 Acres.

Situated within easy commuting distance of Belfast.

Convenient to the M2 Motorway and all major roads connecting the province.

Close to a number of schools, retail shops and leisure amenities.

### LOCATION

The subject property, accessed off Sealstown Road, is located just off a main arterial route, Mallusk Road c 4 miles north west of Belfast city centre.

The location is widely recognised as being one of Belfast's main commercial areas as a result of the excellent roads infrastructure nearby namely the M2 motorway network serving the north and beyond, the cross harbour M3 motorway serving the east and M1 motorway accessing the south and west.

In the immediate vicinity the area is mixed use in character with modern residential, business units, well established commercial logistics / manufacturing and leisure buildings represented.

The subject property is accessed off an adopted road and potentially through the adjoining residential scheme, Cottonmount Manor.



### DESCRIPTION

The overall site is broadly rectangular and comprises approximately 4.5 acres, upon which are various industrial buildings and extensive surfaced areas / hardstanding. The subject is immediately adjacent to a modern residential development and there are a number of such developments in the vicinity.



## PLANNING

The subject site is within the development limit and adjacent to predominantly modern residential properties.

Description	Received	Decided	Address	Decision
<b>Ref U/2007/0315/A</b> Erection of 2 hoardings and 2 freestanding signs	8 May 2007	23 Jul 2007	1 Sealstown Road Mallusk Newtownabbey BT36 8QA	Granted
<b>Ref U/2007/0094/F</b> Erection of single storey office and concrete testing facility	12 Feb 2007	22 Jun 2007	1 Sealstown Road Mallusk Newtownabbey BT36 8QA	Granted

## ACCOMMODATION

We understand the following sizes apply for each building:

Description	sqm*	sqft*
1	1016	10,941
2	263	2,828
3	114	1,225
4	79	849
5	55	586
6	26	275
7	14	154
8	12	132
9	13	142
10	6	68
<b>Total</b>	<b>1,598</b>	<b>17,200</b>

\*Subject to survey

## TITLE

We understand the subject property is a Long leasehold.

There are two root of title leases as follows:

- sub-lease dated 31 December 1959 for a term of 9,900 years subject to the yearly rent of £5.00
- lease dated 19 February 1951 for a term of 10,000 years from 1 January 1951 subject to a yearly rent of £10.00.





### RIGHT OF WAY

We understand there is a Right of Way for access to a sub station by way of a lease dated 17 December 1999 to NIE plc for a term of 999 years from 1 March 1999 for a nominal rent.



### ASKING PRICE

£1,200,000 (one million, two hundred thousand pounds) exclusive.

### RATES PAYABLE

NAV	£69,800
Rate in the £ 2024/25	£0.54107
Rates Payable 2024/25	£37,767.31









## LOCATION



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

## STAMP DUTY

This will be the responsibility of the purchaser.

## VAT

We are advised that the subject property is VAT registered and therefore VAT will be applicable.

## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

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 Lisney.

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.

REF 23727

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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