



FOR SALE

UNIT 1, 7 LISSUE WALK, LISSUE INDUSTRIAL EST, LISBURN, BT28 2SU
INDUSTRIAL/BUSINESS INVESTMENT, CURRENTLY PRODUCING £19,500 PA. FLOOR AREA – C 5,400 SQ FT.

Lisney

Features

- Modern, self-contained, Industrial / Business unit.
- C 5,400 sq ft.
- Site area – c 0.2 acres.
- Situated within a well-established commercial estate.
- Let to GE Grid Solutions (UK) Ltd.
- Currently producing £19,500 pa, FRI; Lease expiring 30 November 2025.



Location

Lisburn is Northern Ireland's third city with an estimated population of c 45,000 people (2011 Census), lying c 8 miles to the South of Belfast and is well served by roads and rail infrastructure.

The subject property is located approximately 2 miles south west of Lisburn city centre, strategically located within a well established commercial estate just off the Ballinderry Road, within easy access off the M1 Motorway and the surrounding hinterland.



DESCRIPTION

The subject property comprises a modern building providing office and storage accommodation. The building is of steel frame construction with block / cladding walls, insulated roof and feature glazed fascade.

The property is situated on a self contained site and comprises:-

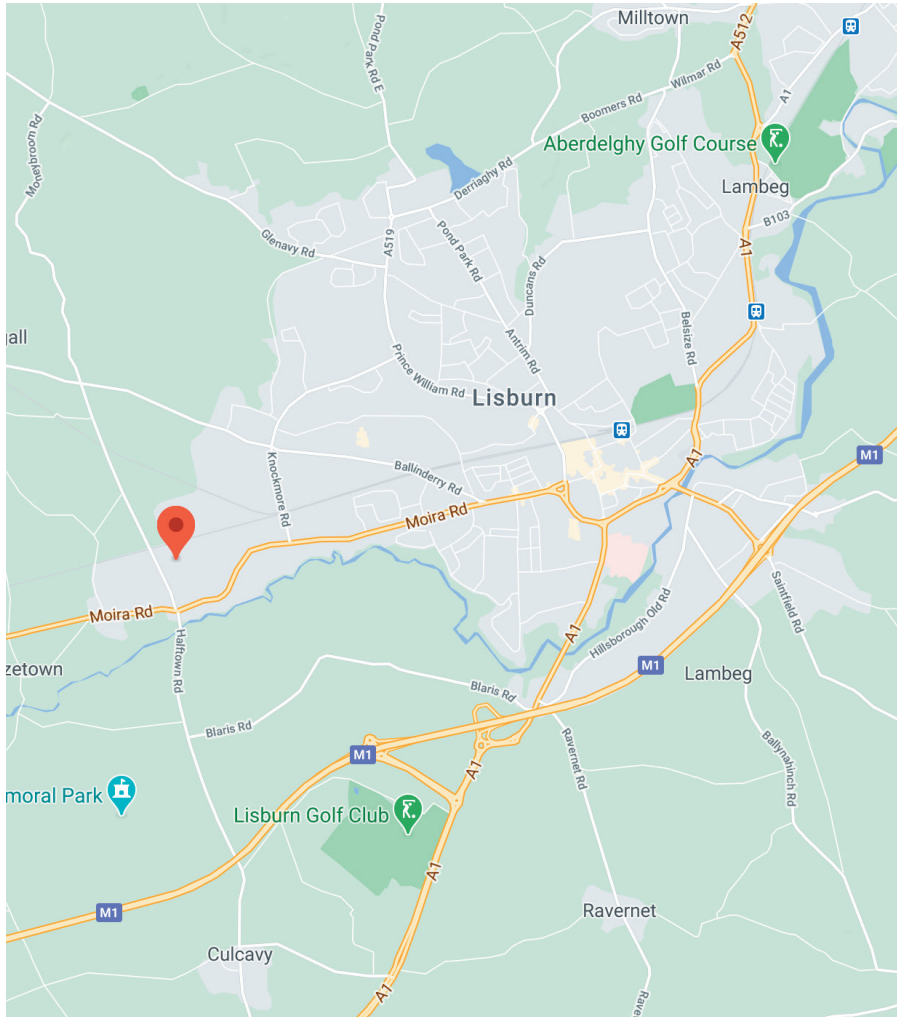
- Fully Fitted offices
- Warehouse
- Parking area to front
- Roller shutter door

The site (0.2 acre) is surfaced and provides parking for staff and visitors.

ACCOMMODATION

The building has a total area of c 5400 sq ft arranged on ground and first floors and has been sub divided to provide stores, offices, kitchen and WCs. A lift serves the first floor.





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Title

We understand the property is held under two folios a). ANI26068L -999 years from 31st 5th 1988 and b). ANI34513L-999 years from 1st March 1990. Both leases are subject to a nominal ground rent.

Stamp Duty

Will be the responsibility of the purchaser.

Guide Price

£225,000, which reflects an initial yield of 8.37%, after costs of 3.5%.

Tenant Covenant

GE Grid Solutions (UK) Ltd.

Turnover for the y/e 31 December 2019
£76.3m.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value: £29,700

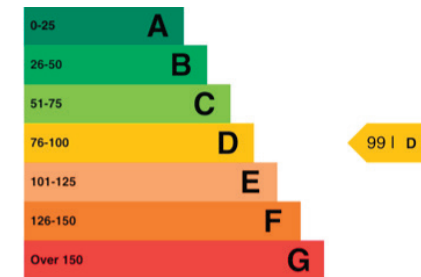
Rates Payable 20/21: £15,016 approximately

Tenure

5 years from 1 December 2020, FRI, and a passing rent of £19,500 pa.

EPC Rating

The property has an EPC rating of D99.
A full certificate is available on request.



VAT

All prices and outgoings are exclusive of, but may be liable to VAT.

Contact

Viewing strictly by appointment with the sole Selling agent Lisney. For further information please contact:

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