

FOR SALE

247 Gola Road, Lisnaskea, Enniskillen, BT92 0NZ

INDUSTRIAL COMPLEX TOTALLING CIRCA 20,000 SQ. FT. ON LANDS OF C. 1.6 ACRES

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Site extending to circa 1.6 acres

Rare industrial site in this location

Industrial unit of c. 11,800 Sq. Ft.

Additional accommodation of c. 8,200 Sq. Ft.

Potential for further development (subject to planning)

LOCATION

The subject property is located on the outskirts of Lisnaskea, the second largest town in County Fermanagh. Lisnaskea is home to over 3000 people and is just 11.5 miles to Enniskillen, 22.5 miles to Monaghan and benefits from excellent transport links to Belfast and Dublin.

The Gola Road runs from Lisnaskea onto the main A4 Belfast Road which connects Enniskillen to the M1 Motorway.

DESCRIPTION

The subject property a former bus depot and lands occupied by the Education Authority.

The site is accessed via double gates directly off the Gola Road and is bounded by secure fencing, mature trees and hedging.

The site is circa 1.6 acres (0.647ha) and is flat throughout and laid in concrete. There is an abundance of flat, undeveloped land totaling c. 0.7 acres, which could be used for storage or has the potential for further commercial development (subject to planning).

The site comprises of multiple buildings, as detailed below:

Main Warehouse

Steel frame construction

Circa 11,813 Sq. Ft. including office space

Roller shutter height of 5.4 metres

Accessible via two roller shutter doors southern elevation, a roller shutter door to the western elevation and a roller shutter door to the northern elevation.

Rear Warehouse

Circa 1,951 Sq. Ft. including additional storage

Eaves of 4 metres

Accessible via roller shutter door.

Two-storey red brick building

Two storey building formerly used for storage

Circa 5,534 Sq. Ft.

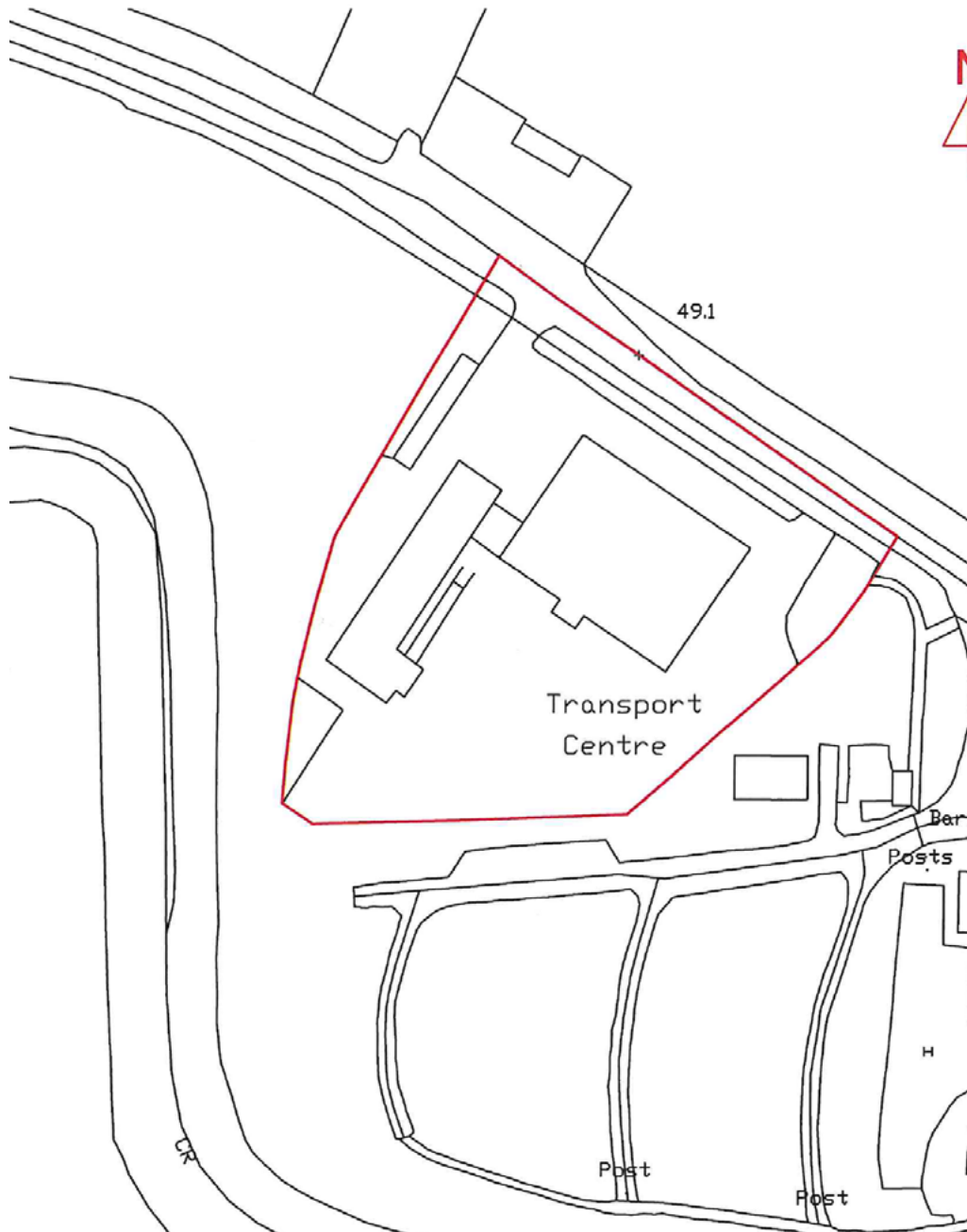
Comprises of open plan space on each floor

Single storey red brick building at entrance

Former facilities building comprising of office space, staff facilities and W/C's.

Circa 739 Sq. Ft.





ACCOMMODATION

The approximate areas are as below.

Building	Sq. Ft.	Sq. M.
Staff Facilities Building	739	68.72
Main Warehouse	11,813	1,097.43
Redbrick Building	5,534	514.12
Small Warehouse	1,951	181.28
SITE AREA	c. 1.6 acres	c. 0.647 ha



PLANNING HISTORY

After reviewing Planning NI, we note that there are no live, expired or historic planning applications or permissions on the property.

We understand there are no listed buildings on site.

We understand there are no Tree Protection Orders.

RATES

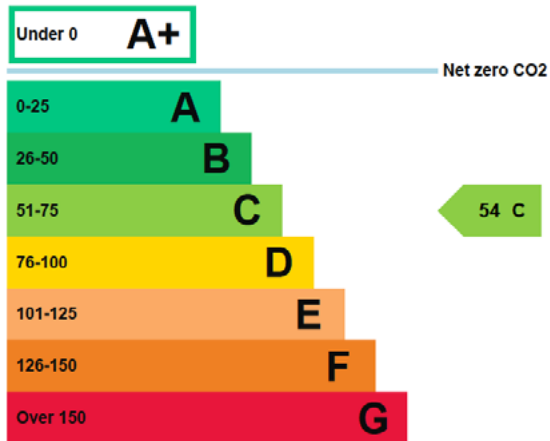
NAV;	£16,700
Rate in the £ 23/24	0.52318
Rates payable 23/24	£8,737.11

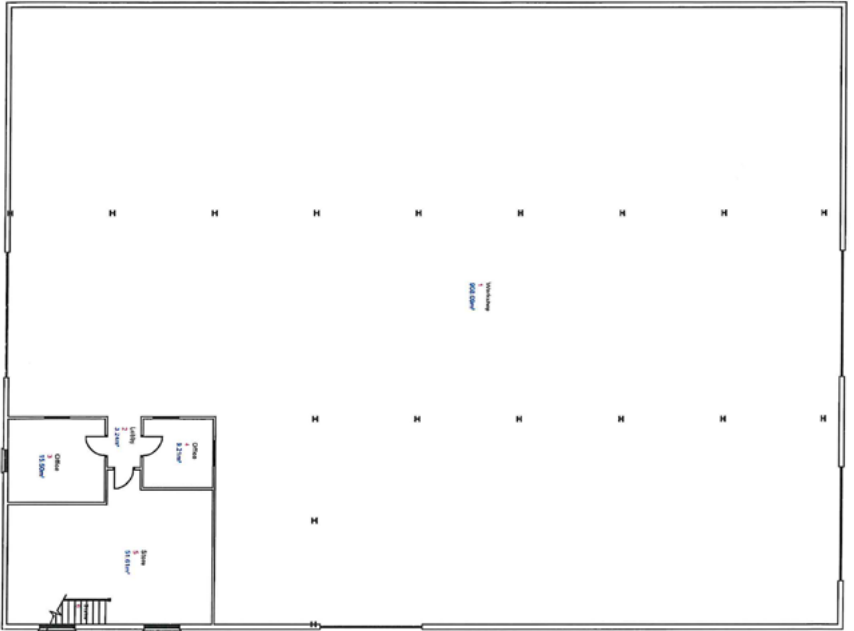
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Freehold title.

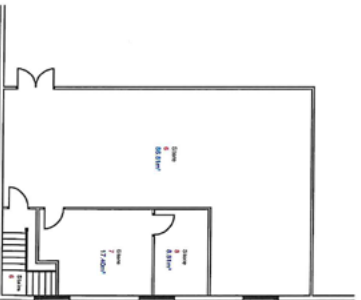
EPC

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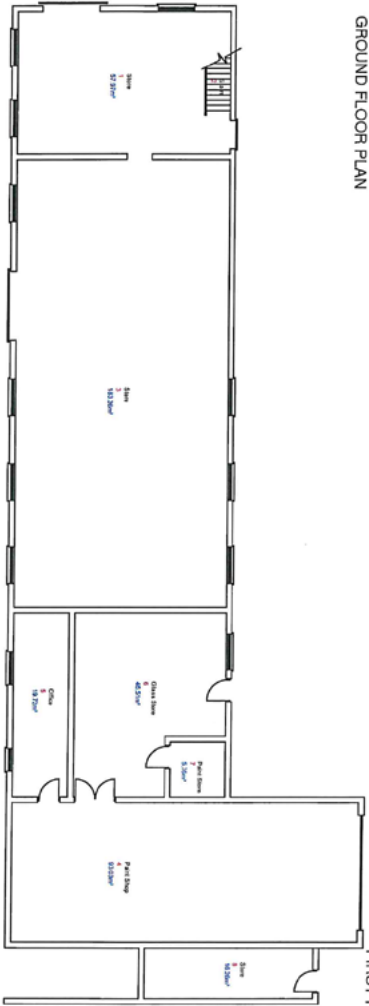




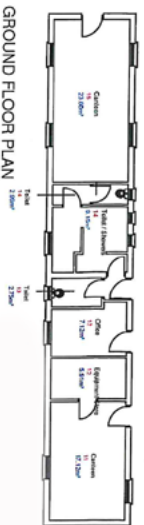
GROUND FLOOR PLAN



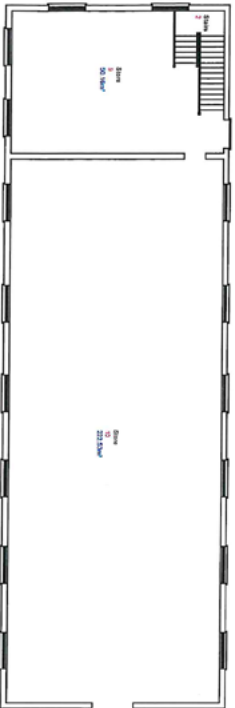
FIRST FLOOR PLAN



GROUND FLOOR PLAN

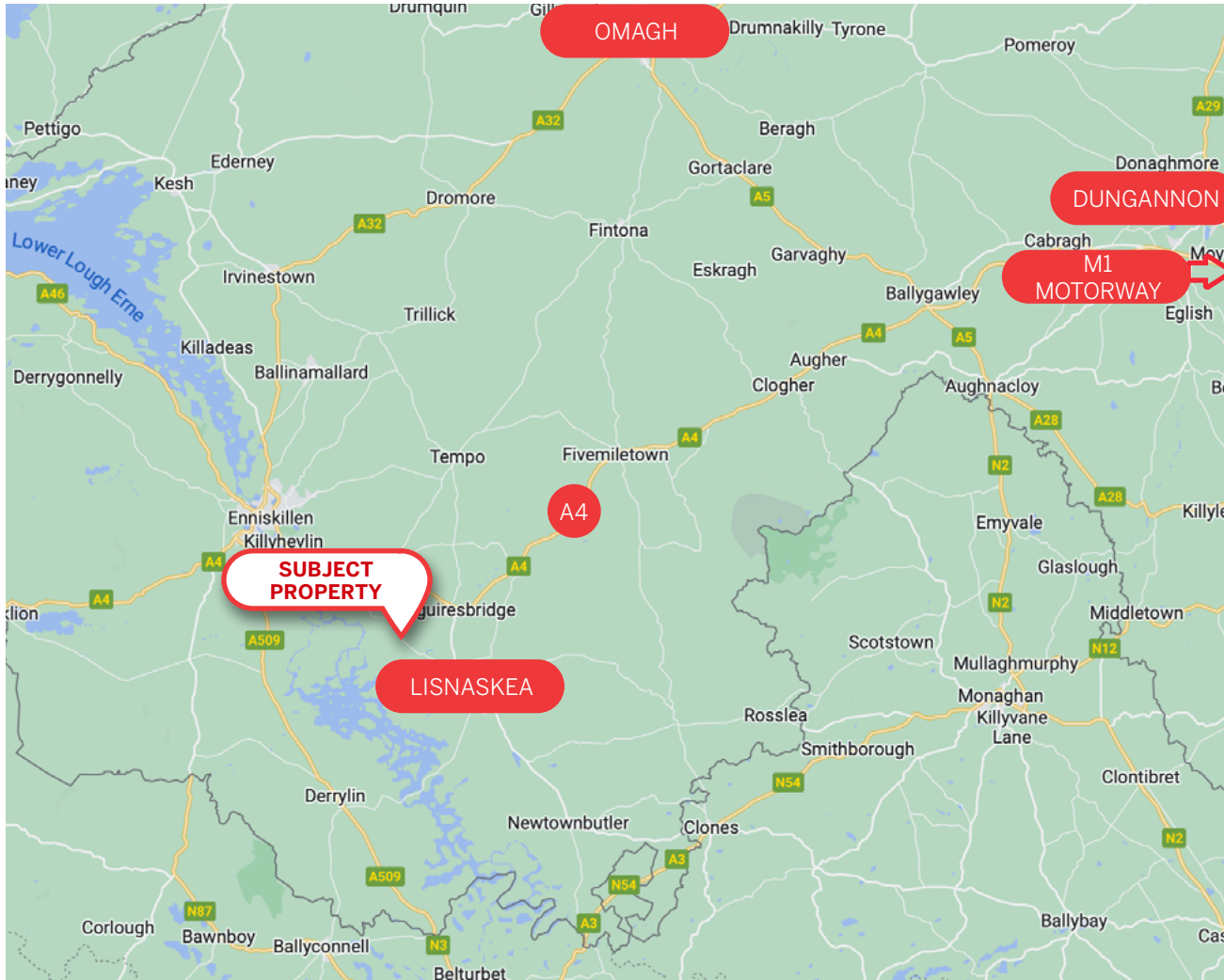


GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOCATION



SALE PRICE

Offers around £295,000.

VAT

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

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/uksi/2017/692/contents](https://www.legislation.gov.uk/uksi/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.

Lisney

COMMERCIAL REAL ESTATE

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Viewing Strictly by appointment with the sole selling agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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