

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
Ref U/2007/0315/A Erection of 2 hoardings and 2 freestanding signs	8 May 2007	23 Jul 2007	1 Sealstown Road Mallusk Newtownabbey BT36 8QA	Granted
Ref U/2007/0094/F 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
Total	1,598	17,200

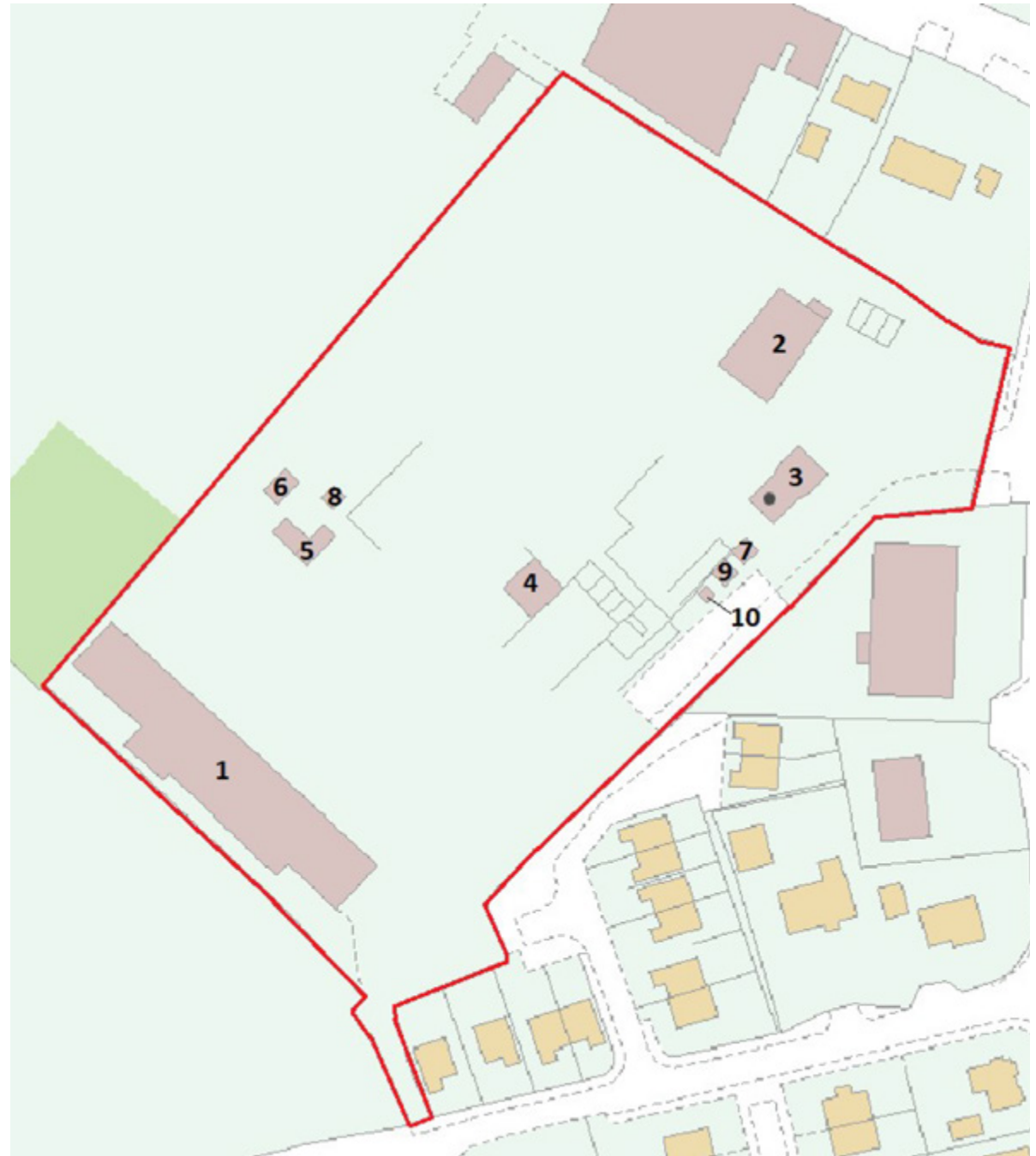
*Subject to survey

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 £ 2025/26	£0.587690
Rates Payable 2025/26	£41,020.62





LOCATION



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/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.

REF 23727

Lisney

COMMERCIAL REAL ESTATE

For further information:

David McNellis: 028 9050 1551 / 07887 911 077
dmcnellis@lisney-belfast.com

Jonathan Haughey: 028 9050 1540 / 07718 571 498
jhaughey@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

lisney.com   

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.

