

FOR SALE

Seaview House & Lowry House, 7 Westbank Road, Belfast BT3 9JL

TWO SELF-CONTAINED OFFICE PROPERTIES REQUIRING REFURBISHMENT, ON SITE OF CIRCA 0.63 ACRES

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FEATURES

Flat, rectangular land of circa 0.63 acres

Two existing office buildings on site, both with vacant possession

Both properties require refurbishment

Lowry House (front of site) approximately 2,940 sqft (273 sqm)

Seaview House (rear of site) approximately 9,145 sqft (850 sqm)

Abundance of on-site car parking within the landscaped site

Property outline for indicative purposes only

LOCATION

The business park is located on the Westbank Road, just 3.2 miles north of the City Centre and just 2 minutes from the Fortwilliam access of the M2 Motorway. The area benefits from exceptional transport links to the entire country via the M2 Motorway.

Situated just in front of the Stenaline Ferry Terminal, there are also a number of bus services which run from the city centre to the ferry terminal, providing easy access for pedestrians.

The properties sit in the midst of a landscaped business park with ample, allocated parking for tenants of the building.

Surrounding occupiers include Stenaline, GAC Shipping, Quay Cargo and Transocean.



DESCRIPTION

The subject asset comprises a small business park of two office properties on flat, rectangular land of circa 0.63 acres. The land has potential for various other uses, subject to obtaining the relevant planning permissions.

The land and properties are being sold with vacant possession.

Lowry House is located at the front of the business park and is a two storey, L-shaped property with an approximate gross internal area of 2,940 sqft. The property comprises a number of offices and meeting rooms, with bathrooms and kitchens on both floors. The property requires refurbishment throughout.

Seaview House is located at the rear of the office park and is a rectangular shaped two storey building with an approximate gross internal area of 9,145 sqft. The property is currently split into 5 office suites ranging from 925 sqft to 2,360 sqft.

Each suite comprises both open plan and cellular office space with kitchen and bathrooms. The property requires refurbishment throughout.



Seaview House exterior



Site exterior



Site exterior



Lowry House exterior

ACCOMMODATION

Land

0.63 acres (0.255 ha)

Lowry House

Circa 2,940 sqft (273 sqm) gross internal area

Seaview House

Circa 9,145 sqft (850 sqm) gross internal area

GROUND RENT

An annual ground rent is payable to the head landlord, Belfast Harbour Commissioners, and is subject to 5 yearly reviews. The current ground rent is circa £15,000 per annum.

RATES

From a review of the Land & Property Services website, the approximate rates are as per the table below:

LPS Listing	NAV (£)	Rates Payable (approx) (£)
Lowry House	25,500.00	15,284
Seaview House		
Unit 1	25,500.00	15,284
Unit 2	10,700.00	6,413
Unit 3	21,100.00	12,647
Unit 4	18,700.00	11,208
Unit 5	11,300.00	6,773
Unit 6	6,700.00	4,016
Unit 7	9,150.00	5,484

*Please note, under Small Business Rate Relief, units with a NAV of less than £15,000 may receive a Rates Relief of 20%.



Lowry House office space



Seaview House office space

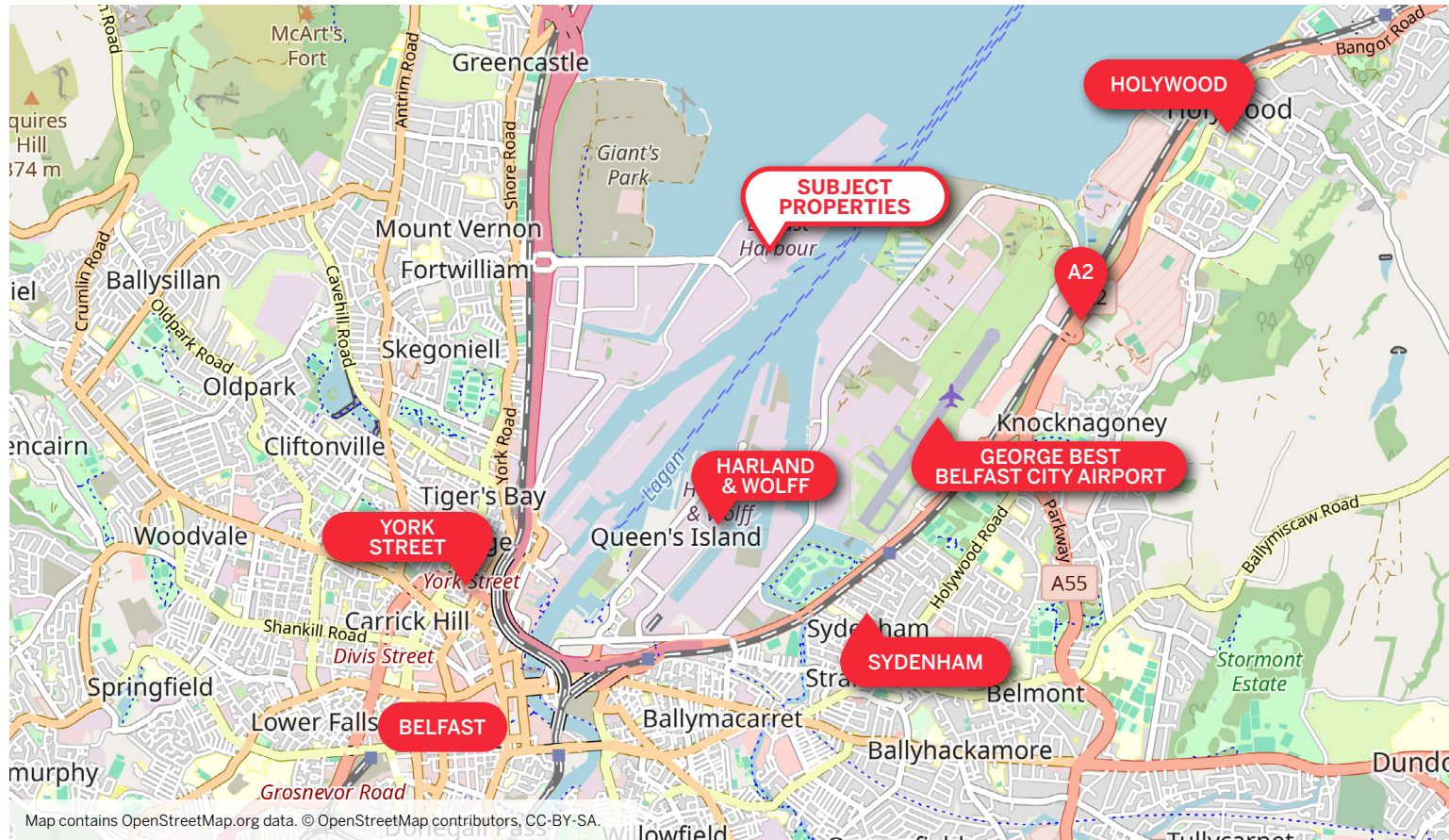


Lowry House office space



Seaview House office space

LOCATION



SALE PRICE

Offers around £485,000 exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.lisney.com

EPC

The Energy Performance Certificates are available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ <i>Net zero CO₂ emissions</i>	
0-25	A	TBC
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

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/uk/si/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.

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