

**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) (£)
<b>Lowry House</b>		25,500.00	15,284
<b>Seaview House</b>	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



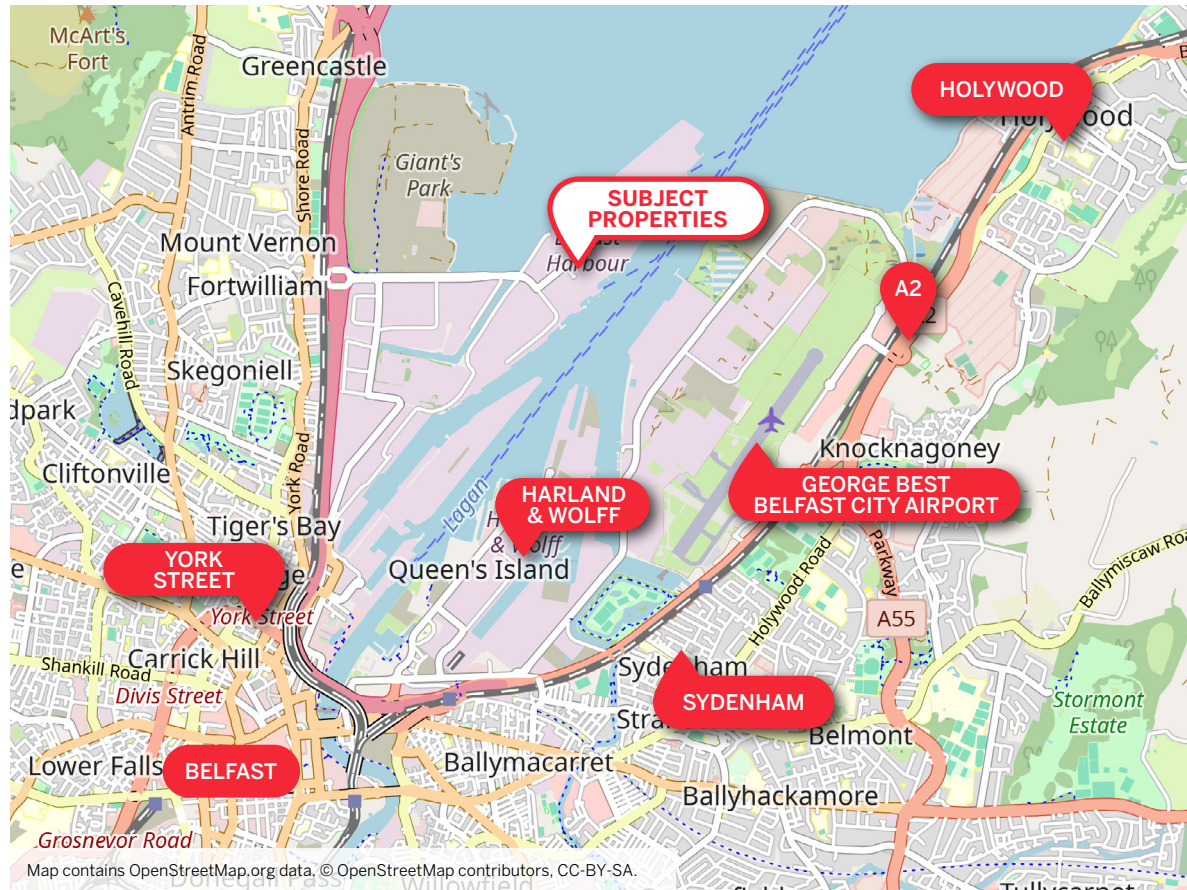
Lowry House office space



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](http://www.lisney.com)

## EPC

Seaview House has an EPC rating of E105.

Lowry House has an EPC rating of C59.

The Energy Performance Certificates are available upon request.

## Seaview House

SCORE	ENERGY RATING	RATING
<0	<b>A+</b> <i>Net zero CO<sub>2</sub> emissions</i>	
0-25	<b>A</b>	
26-50	<b>B</b>	
51-75	<b>C</b>	
76-100	<b>D</b>	
101-125	<b>E</b>	105 E
126-150	<b>F</b>	
>150	<b>G</b>	

## Lowry House

SCORE	ENERGY RATING	RATING
<0	<b>A+</b> <i>Net zero CO<sub>2</sub> emissions</i>	
0-25	<b>A</b>	
26-50	<b>B</b>	
51-75	<b>C</b>	59 C
76-100	<b>D</b>	
101-125	<b>E</b>	
126-150	<b>F</b>	
>150	<b>G</b>	

## 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.

REF 23882

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Viewing strictly by appointment with the sole selling agent Lisney

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