

FOR SALE

30 Rathfriland Road, Banbridge, BT32 4LN

HIGH PROFILE INDUSTRIAL/WAREHOUSE FACILITY WITH ANCILLARY OFFICE ACCOMMODATION EXTENDING TO APPROXIMATELY 211,962 SQ FT ON A SITE OF C. 12.3 ACRES.

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Strategic location on the A1 dual carriageway, a principal transport corridor between Belfast (25 miles/ 40 km) and Dublin (78 miles/ 126 km)

Secure self-contained site and associated buildings of c. 12.3 acres (4.98 ha)

Site coverage of under 45% with significant hardstanding available for car parking or further development

Additional site of 4.2 acres (1.70 ha) with potential residential development potential (STPP)

LOCATION

The subject property is located on Rathfriland Road, on the south eastern boundary of Banbridge town centre.

The town is circa 25 miles (40 km) south west of Belfast and 78 miles (126 km) north west of Dublin, with an approximate population of 51,108 (NISRA 2020). Given its proximity to the A1 dual carriageway, the property has excellent transport links to the rest of the island as well as GB and mainland Europe via ports at Belfast, Larne and Dublin.

The immediate area is predominantly residential and agricultural in nature, and would be of interest to residential developers (subject to all necessary consents being obtained) and the industrial sector, particularly logistics service providers.

The subject property is bounded by the River Bann to the north / east, the A1 dual carriageway to the south and the Rathfriland Road to the west.

DESCRIPTION

The overall site on which the main buildings are located totals an area of circa 12.3 acres (4.98 ha), while the agricultural site to the south-east is approximately 4.2 acres (1.70 ha), giving a total site area in the region of 16.5 acres (6.68 ha).

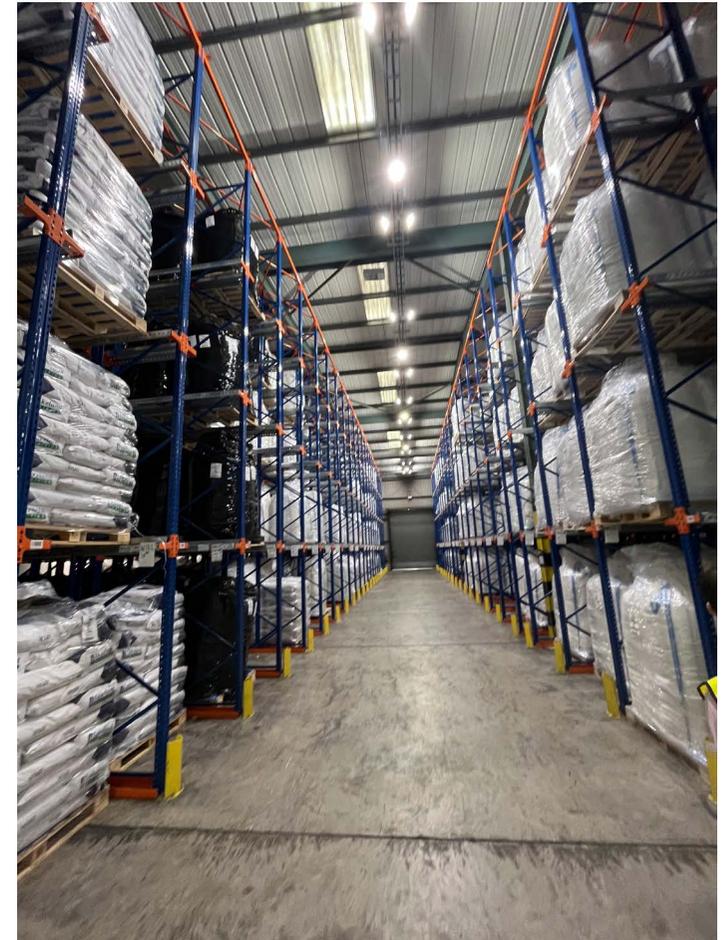
The boundary of the main Lakeland Dairies site is well defined chain link fencing, hedges and mature trees.

The buildings on site are predominantly made up of quality warehouse accommodation with eaves ranging from 6-9 metres and loading bays or electric roller shutter doors throughout. The total Gross Internal Area of the buildings on site is approximately 211,962 sq ft (19,691.90 sq m).

While these buildings have been used as dry stores and cold stores supporting the previous dairy operations, they could be immediately utilised by a range of end users with little to no reconfiguration or capital expenditure.

The remainder of the buildings, while more specialised to the dairy industry, could be reconfigured or redeveloped to suit the needs of numerous operators.

There is an additional 4.2 acre (1.70 ha) agricultural site to the south-east, which can be accessed from the main site via a tunnel under the A1 dual carriageway. There may be scope for residential development, or additional warehousing, subject to the necessary planning consents.





ACCOMMODATION

Approximate Gross Internal Areas are as follows:

Description	Sq M GIA	Sq Ft GIA
Lab	64.40	693
Plantroom	183.70	1,977
Cold Rooms Group 1	499.80	5,380
Extension Store	44.30	477
Cold Rooms Group 2	2,691.90	28,976
Lean To Extension	497.20	5,352
Exterior Store	36.40	392
Ground Floor Office	171.00	1,841
Ground Floor Office	229.30	2,468
Butter Oil Silos	166.40	1,791
Butter Oil Enclosed Loading Bay	456.40	4,913
Butter Oil	404.00	4,349
Butter Oil Plant	70.20	756
Dairy	893.00	9,612
Butter / Creamery	1,183.10	12,735
Security	23.20	250
Maintenance Plan Area	494.90	5,327
Dryer 2	217.10	2,337
Dryer 2 Stairs	16.70	180
Dryer 1	421.70	4,539
Evaporator 1	108.40	1,167
Common Corridor Link	110.90	1,194
Service Block / Canteen / Toilets	1,090.60	11,739
Bag Filler Room	498.70	5,368
Evaporator 2	208.90	2,249
Powder Store 1	1,867.20	20,099
Powder Store 1 to 2 Link	13.80	149
Powder Store 2	1,897.80	20,428
Powder Store 3	1,005.20	10,820
Powder Store 4	984.80	10,600
Plant Room 1	28.40	306

Powder Store 4 to 5 Link Corridor	51.50	554
Powder Store 5	1,286.50	13,848
Garage	331.00	3,563
First Floor Office	171.00	1,841
Dryer Room 2 Upper Level 1	180.50	1,943
Plant Rooms Over Dryer 2	132.20	1,423
Dryer 1 Level 1	172.50	1,857
Maintenance 1st Floor Plant Room	188.70	2,031
Dryer 1 Level 1 Plant Room	109.30	1,177
Dryer Room 2 Upper Level 2	165.50	1,781
Exterior Covered & Enclosed Dock	323.60	3,483
TOTAL	19,691.90	211,962





TITLE

We understand the property is owned by way of a freehold or long leasehold title. Further detail is available via the data room or the vendor's solicitor.

RATES PAYABLE

NAV:	£392,700
Rates Poundage 2024/25:	0.589553
Rates Payable:	£231,517.46

PLANNING

Under the Banbridge / Newry and Mourne Area Plan 2015, the main dairy site at 30 Rathfriland Road is denoted as an "Existing Area of Economic Development" and is located within the Settlement Development Limit of Banbridge.

The agricultural site on the opposite side of the A1 dual carriageway is denoted as "Local Landscape Policy Area" and is outside the Settlement Development Limit of Banbridge, however is immediately adjacent to the boundary.

PRICE

£9,500,000.

VAT

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

DATA ROOM

A data room is available which provides additional documentation for review. Access can be granted on return of a signed Non Disclosure Agreement.





outline for indicative purposes only

LOCATION



STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

Full EPC's are available in the data room.

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.

Lisney

COMMERCIAL REAL ESTATE

For further information:

Jonathan Haughey (Belfast Office)

028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

James Kearney (Dublin Office)

00353 1 638 2700 / 00353 85 738 0566

jkearney@lisney.com

Lisney Commercial Real Estate

3rd Floor, Montgomery House,
29-33 Montgomery St., Belfast, BT1 4NX

Tel: 028 90 501 501

Email: property@lisney-belfast.com

lisney.com   

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.

