

**Benefits from
Open Class
A1 Planning
Consent**



To Let

Unit 2 Moira Road Retail Park, Moira Road Lisburn

Excellent Open Class Retail Warehouse Unit with parking

BEACON
PROPERTY

Location

Lisburn is one of 4 cities in Northern Ireland and the 3rd largest city in the province. The Lisburn Urban Area has an estimated resident population of approx. 121,990 persons (NISRA 2013).

Lisburn is located approximately 10 miles south west of Belfast off the M1 Motorway. The City of Lisburn benefits from excellent levels of accessibility, given its location on two junctions (6&7) off the M1 motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway.

Sprucefield Regional Centre is located approximately 1.5 miles from the subject scheme where occupiers include the likes of M&S, Boots, Curry's, Sainsbury's, B&Q and B&M Retail.

Lisburn Leisure Park is located nearby on Grosvenor Road which is anchored by a 14 screen Omniplex cinema. Occupiers within this scheme include Costa Coffee, KFC, Mary Browns, Subway etc.

The subject unit is located on the Moira Road, just outside Lisburn, approximately 2 miles from Lisburn City Centre and approx. 5 miles from the M1 Motorway in a densely populated residential area.

The Moira Road is a major arterial route into Lisburn from the M1/Sprucefield motorway intersection.

Occupiers within the subject scheme include Lidl, who anchor the scheme and The Journey Church.

Description

The subject unit is located within Moira Retail Park and benefits from Open Class 1 Planning Consent.

Internally the unit has been fitted to a high standard comprising an open plan retailing area benefiting from eaves height of approx. 6.5 metres.

There is ample on site car parking within the scheme (approx. 175 free spaces) with a communal service yard area to the rear of the unit.

Accommodation

The property provides the following approximate net internal areas:

| Description | Sq. ft | Sq. m |
|--------------|--------|--------|
| Ground Floor | 9,900 | 919.74 |

Lease Details

| | |
|----------|---|
| Term: | New 10 year lease with standard upward only rent review every 5 years |
| Rent: | £100,000 per annum exclusive |
| Repairs: | Full repairing & Insuring terms with provision for a service charge for maintenance and repair of communal areas, management fee etc. Service charge currently estimated at approx. £3,700 + VAT per annum. |

| | |
|---------------------|---|
| Building Insurance: | The tenant is to reimburse the landlord in relation to the insurance premium. |
|---------------------|---|

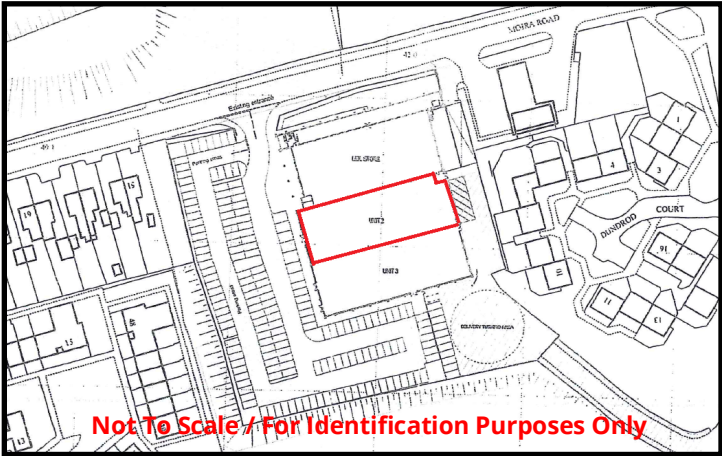
| | |
|------------------------|-------------------|
| NAV | |
| NAV: | £69,500 |
| Rate in £ 2025 / 26 | £0.566150 |
| Rates Payable (Approx) | £39,347 per annum |

Availability

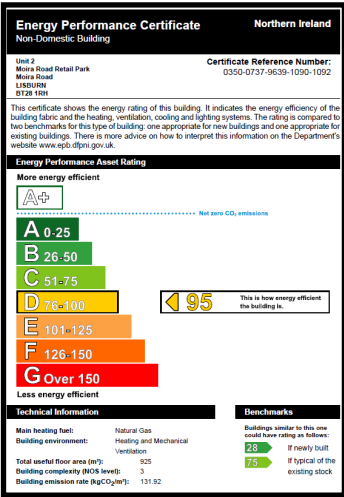
Immediate subject to lease being completed

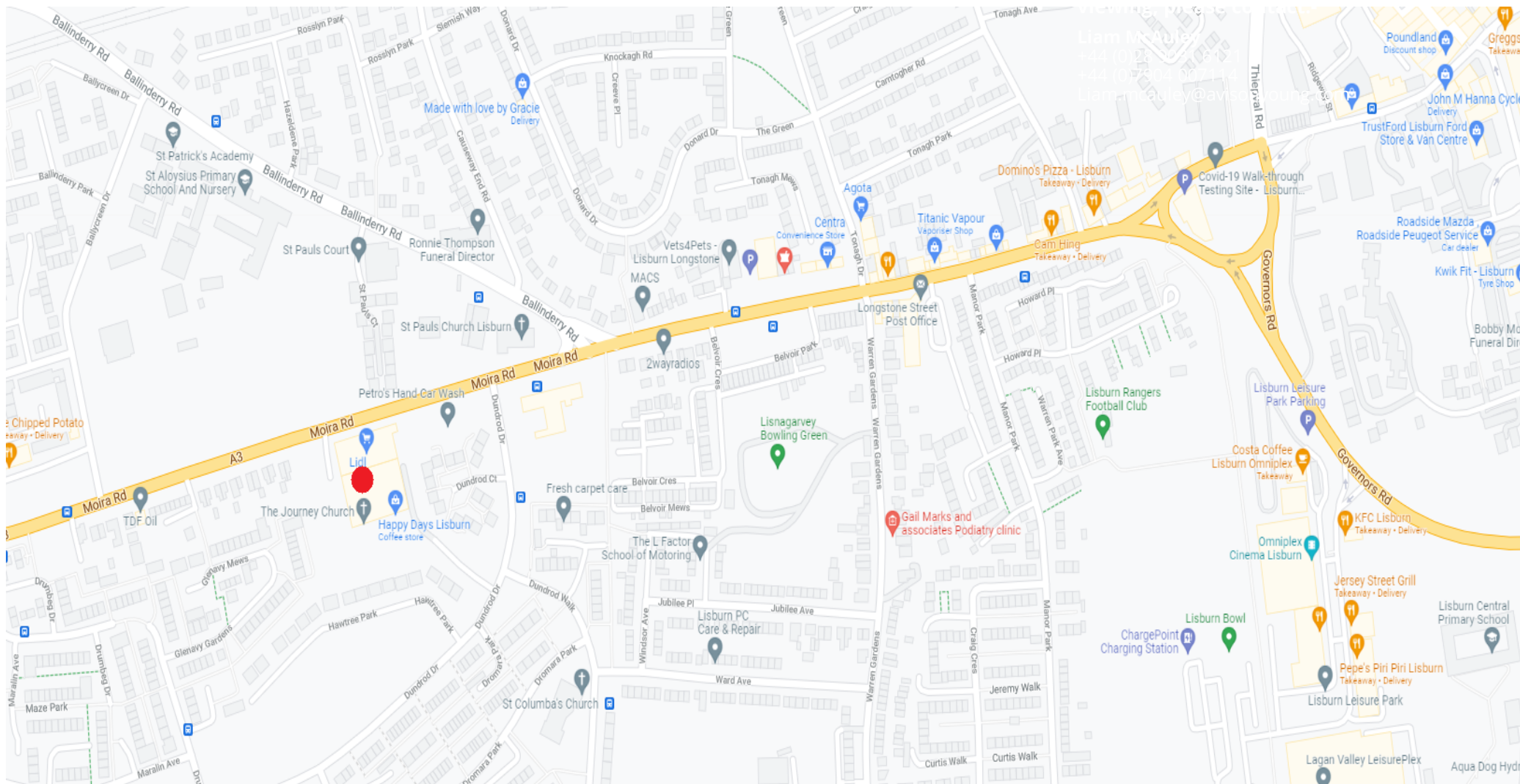
VAT

We understand the property has not been VAT elected.



Not To Scale / For Identification Purposes Only





For further information or to arrange a viewing, please contact:-

Liam McAuley
07904 007114

Liam@beaconpropertyni.co.uk

Stephen Smith
07976523666

stephen.smith@cbreni.com

Beacon NI Property Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Beacon NI Property Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Beacon NI Property Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Beacon NI Property Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Beacon NI Property Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.

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 Beacon NI Property Ltd. 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.