



FOR SALE

REDEVELOPMENT OPPORTUNITY WITH INCOME

HILLHALL ROAD, LISBURN, CO. ANTRIM, BT27 5JQ



**CBRE NI**  
PART OF THE AFFILIATE NETWORK

# REDEVELOPMENT OPPORTUNITY WITH INCOME

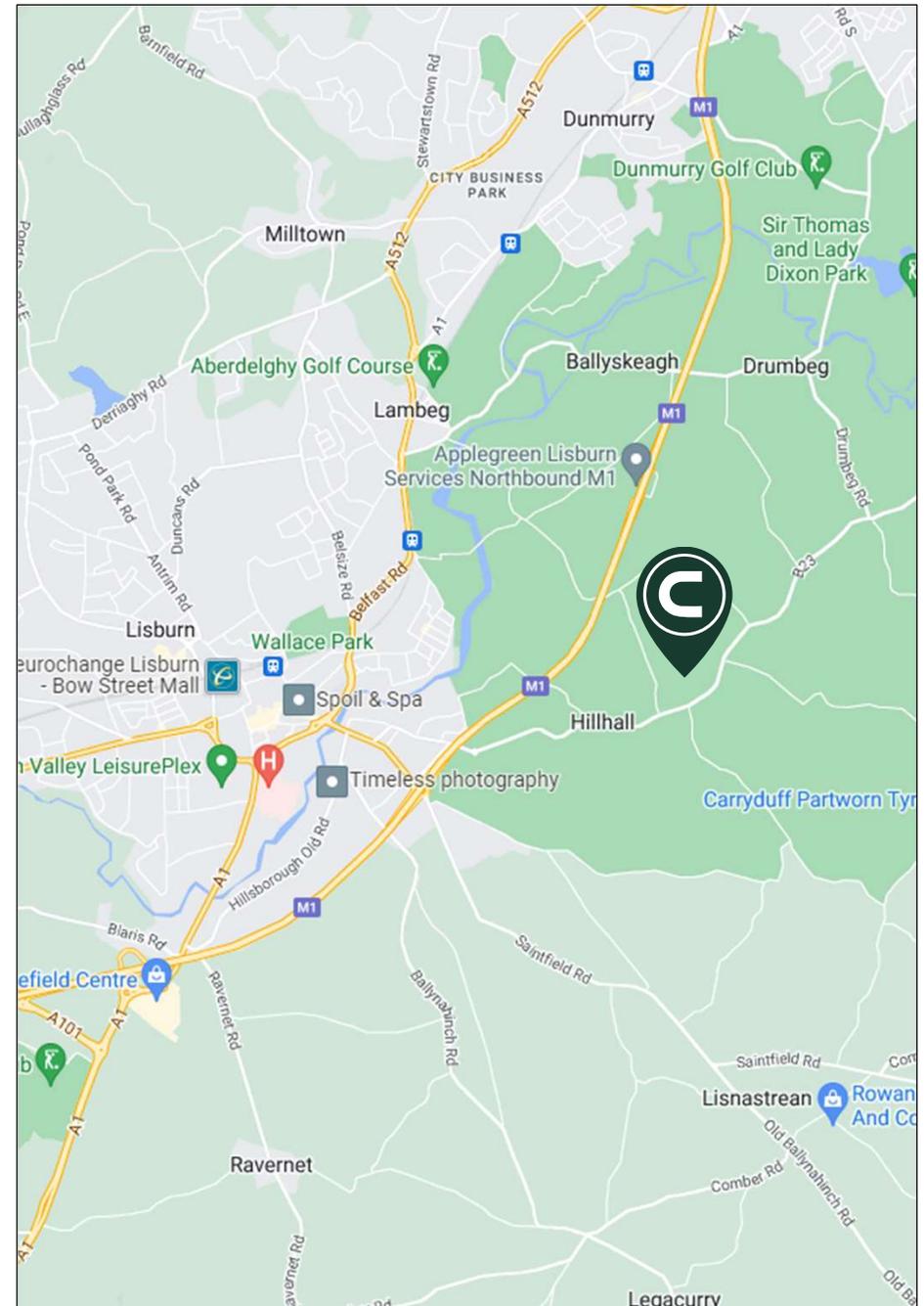
HILLHALL ROAD, LISBURN, CO. ANTRIM, BT27 5JQ

## Key Benefits

- Short term income producing £55,345 per annum
- Potential redevelopment opportunity
- Vacant warehouse of 68,000sqft
- The property extends to 9 acres
- Additional lands may be available

## Location

The subject is situated between Belfast and Lisburn, on the north side of the Hillhall Road/B23, providing access to Belfast and Northern Ireland's main road network. The site is approximately one mile to the west of the M1 Motorway junction at Lisburn and three miles from the Sprucefield junction.



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*Upper Yard* – The accommodation totals approx. 46,000 sq ft, the schedule below details the occupied portion.

Unit	Tenant	Sq Ft	Lease Start Date	Lease End Date	Rent P/A	Rates Payable 2025/2026
A	Greentown Environmental	9,300	01/01/16	31/12/24	£18,940	£11,719.31
B	Greentown	3,800	01/01/23	31/12/24	£9,440	£5,350.12
C	MD Furniture	4,100	01/01/23	31/08/24	£8,850	£5,180.27
D	Stephen Henry	1,975	01/09/23	31/08/24	£6,640	£3,283.67
E	Kitted Cars Ltd	2,500	01/06/21	31/05/26	£8,065	£5,010.43
F	Vacant	2,800				£5,548.27
G	Vacant					
G1	Kitted Cars		01/11/23	31/10/24	£2,400	
C1	Paddy Steenson	500	09/04/21	08/04/22	£1,000	
	<b>Total</b>	<b>24,975</b>			<b>£55,345</b>	

## *Lower Yard*

Unit	Tenant	Sq Ft	Lease Start Date	Lease End Date	Rent P/A	Rates Payable 2025/2026
A	Vacant	68,000				£91,150.15
	<b>Total</b>	<b>68,000</b>				

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## Description

The subject consists of approximately 9 acres to include existing warehouse units. The lower yard consists of 2 main warehouse buildings and an office block on a site of approximately 5.7 acres. The main warehouse buildings are of steel portal frame construction, with eaves heights of c. 7.53m, and 6.13m. Both warehouse units are accessed via dock levellers. Both units are fitted to include cold Stores and chilled storage. The offices are fitted to a good standard. The warehouses and offices extend to approx. 68,000 sq ft.

The second upper yard element of warehouse space totals approximately 46,000 sq ft with a current income of approximately £55,345 per annum.

There are 2no. fields to the rear of the site extending to 7.2 acres which may be available. (outlined in Green)

## Title

Assumed freehold or long leasehold subject to a nominal ground rent.

## Asking Price

Price on application.

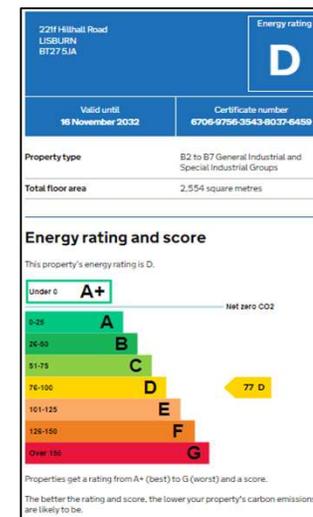
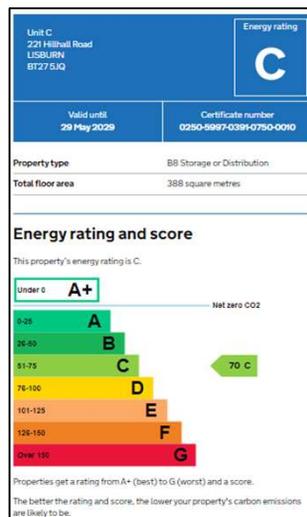
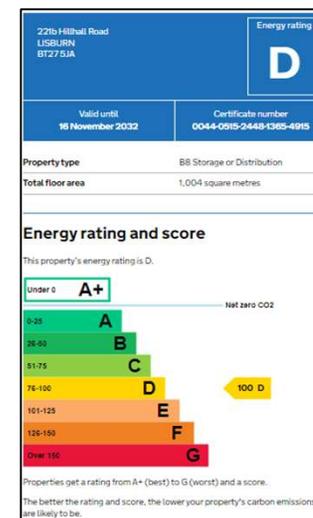
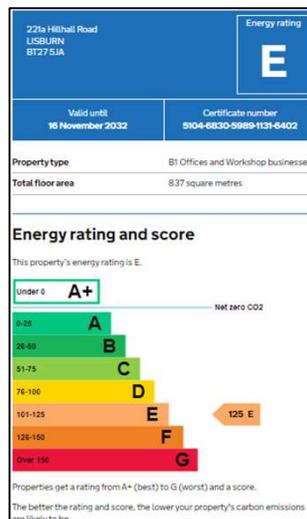
## VAT

All prices are quoted exclusive of VAT, which may be payable.

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## EPC's



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