

FOR SALE

# 2 QUEENS ROAD

Lisburn  
BT27 4TZ



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KEY BENEFITS

- Prominent commercial unit extending to approximately 8,297 sq. ft.
- Situated off Queens Road in close proximity to Lisburn City Centre, A1 and M1 Motorway via junction 6.
- Originally a car showroom, and more recently used as a church, the property consists of 2no. buildings together with a roadside display area.

LOCATION

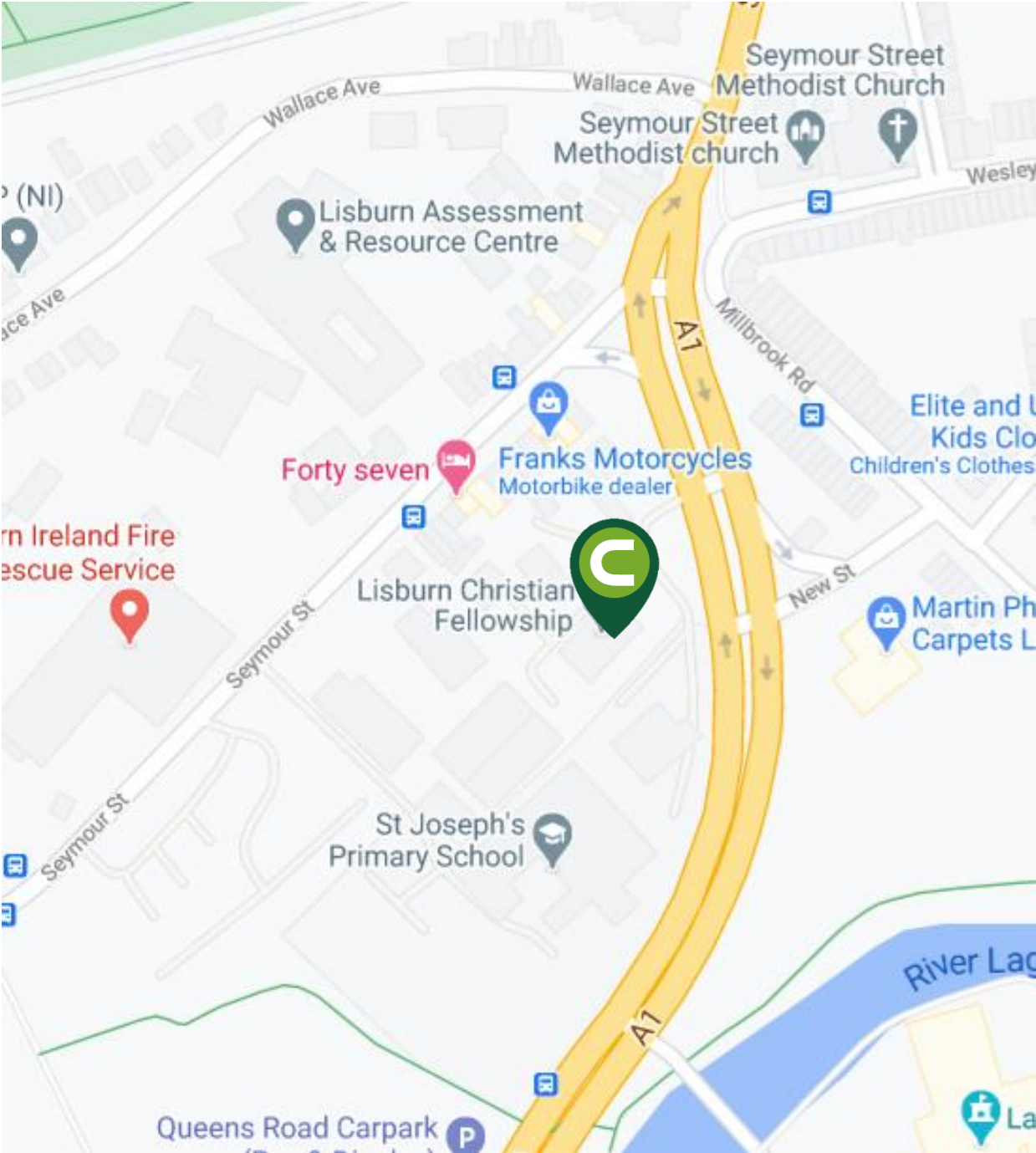
The subject property is located off the Queens Road, on the edge of Lisburn City Centre. It is situated beside St. Josephs Primary School. Lisburn is situated approximately 9 miles from Belfast City Centre via the M1 Motorway

DESCRIPTION

The property consists of a former car showroom which is now utilised as the Lisburn Christian Fellowship Church and a warehouse. The total area of this site consists of 0.5 acres, with a small separate portion of land facing onto Queens Road.

ACCOMMODATION

Showroom / Church (Unit 1)	3,450	Sq ft	320.57	Sq m
Warehouse (Unit 2)	4,847	Sq ft	450.28	Sq m



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PRICE

We are seeking offers in excess of £375,000, exclusive of VAT.

TITLE

Assumed Freehold or Long Leasehold subject to a nominal ground rent. St Joseph's Primary school have access over a portion of the site as delineated in blue on the attached map. Furthermore, the occupiers of the two adjacent office buildings have access over a portion of the site as delineated in orange on the attached map.

RATEABLE VALUE

To be advised.

VAT

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

EPC

A copy of the EPC Certificate can be found adjacent and can be made available on request.

Unit 1 has been rated as D-81 under EPC regulations.

Unit 2 has been rated as E-117 under EPC regulations.

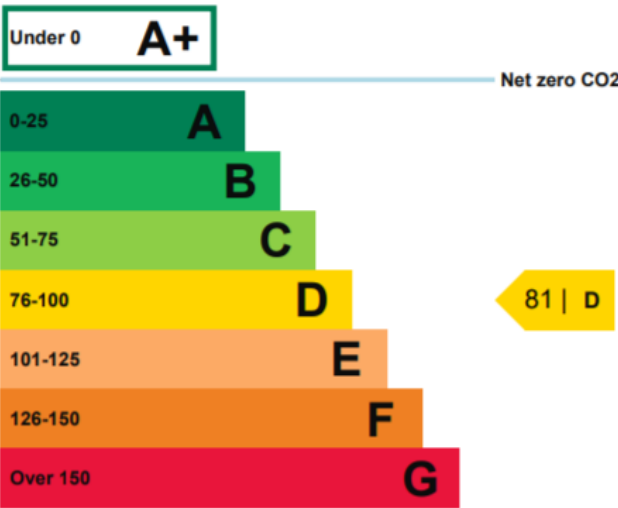
Energy performance certificate (EPC)



Property type  
D1 Non-residential Institutions - Community/Day Centre

Total floor area  
319 square metres

Energy efficiency rating for this property  
This property's current energy rating is D.



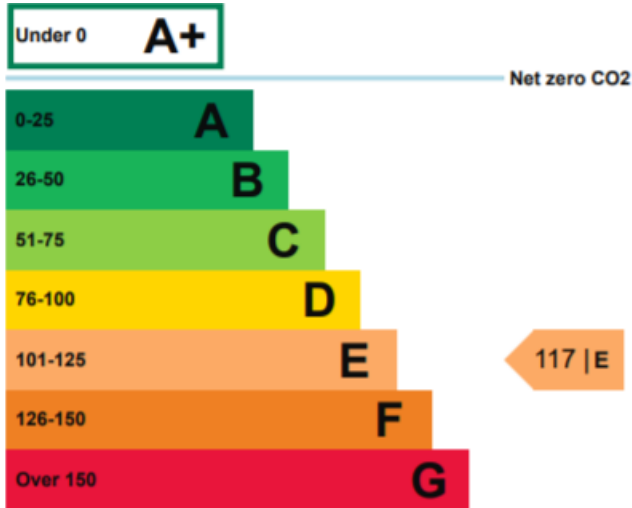
Energy performance certificate (EPC)



Property type  
D2 General Assembly and Leisure plus Night Clubs and Theatres

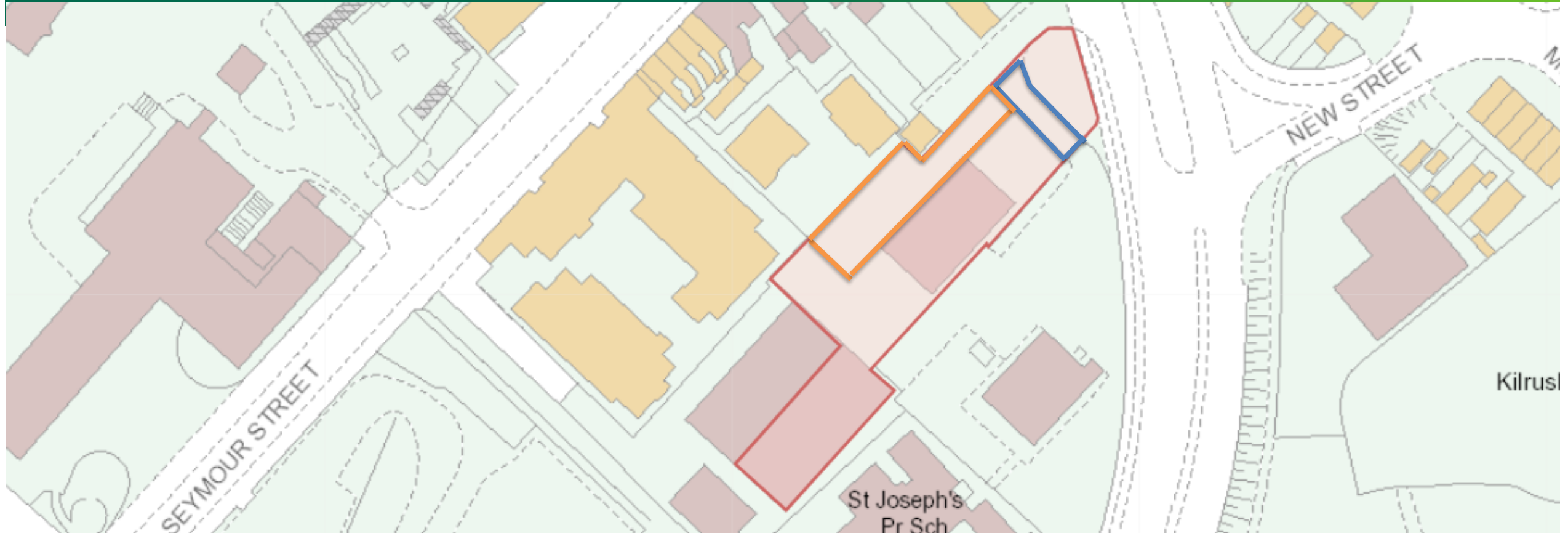
Total floor area  
447 square metres

Energy efficiency rating for this property  
This property's current energy rating is E.



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Map for identification purposes only.

Access to Primary School

Access to Office Buildings



## CONTACT US

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