

**TO LET - WORKSHOP UNIT
& HARD STANDING GROUND**

252 HILLHALL ROAD, LISBURN, BT27 5JQ



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Location

The subject property is located on the outskirts of Lisburn fronting the Hillhall Road, accessed via a private road positioned between Carsons Lane and Glen Road.

The property is situated in a highly convenient location within close proximity to Belfast, the M1 Motorway and the A1 Newry/Dublin dual carriageway.

Description

The property comprises a self-contained workshop unit of approximately 663 sq ft, suitable for a variety of potential uses, such as a private workshop or for storage purposes.

An area of hard standing ground is available situated directly adjacent to the warehouse units. The ground is flat in topography and covered with gravel, suitable for a variety of storage solutions from vehicles to machinery and boats etc.

Accommodation

The subject property provides the approximate Gross Internal Area: -

Unit 5:	663 sq ft	(61.60 sq m)
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Lease

Negotiation.

Rent

Unit 5:	£5,000 per annum (c. £104 per week)
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Insurance

Tenant to be responsible for the repayment of the Landlord's building insurance premium.

Management Fee

Tenant to be responsible for agent's management fees, calculated at 5% plus VAT of the annual rent payable.

Rates

To be assessed.

VAT

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

Viewing

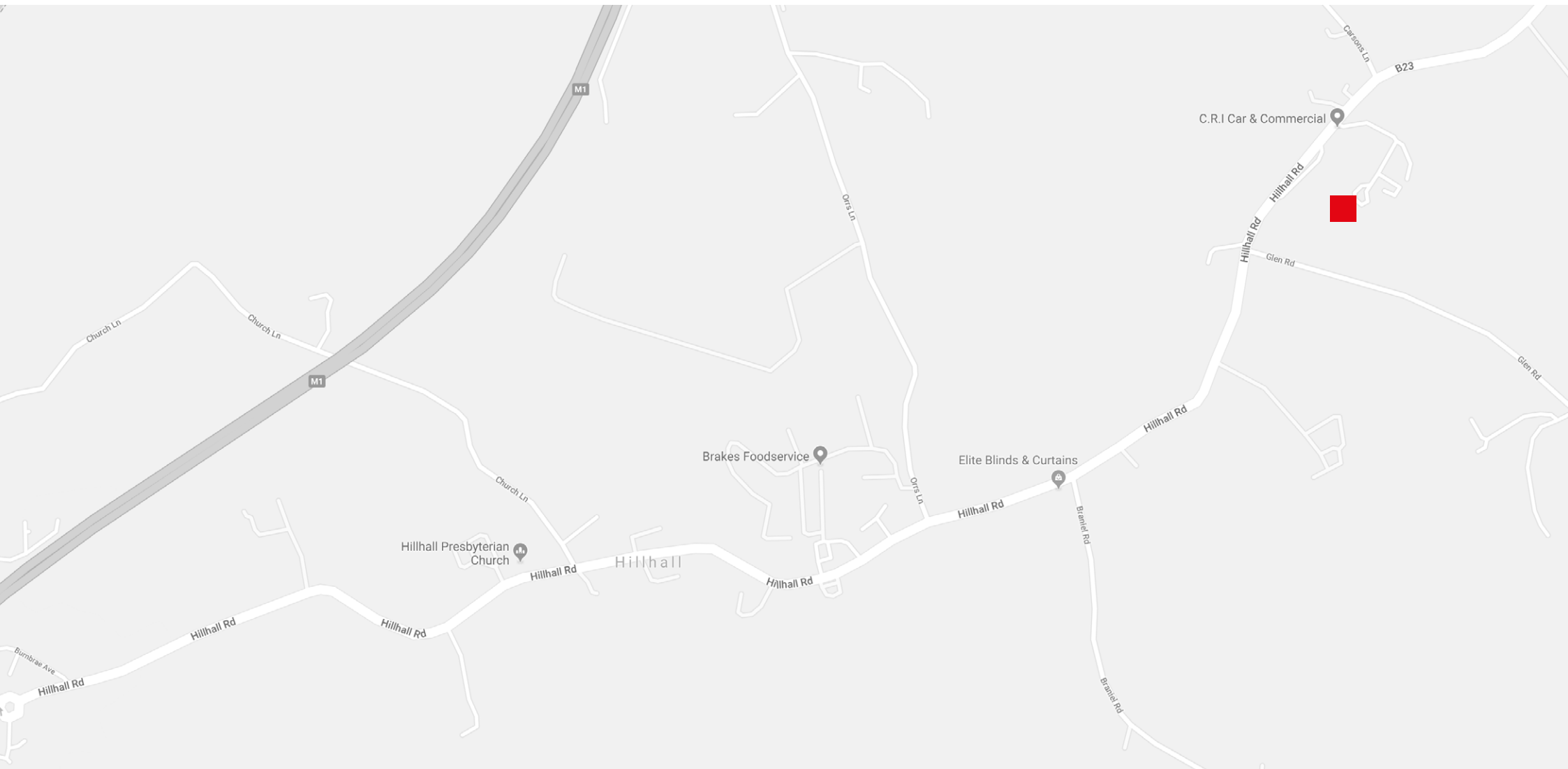
Strictly by appointment with the sole letting agents-

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB

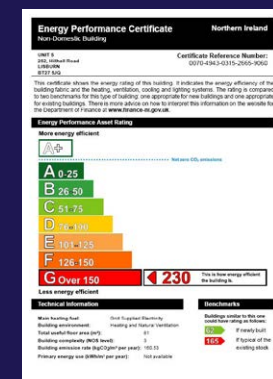
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E: mail@frazerkidd.co.uk

W: www.frazerkidd.co.uk

EPC



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