

**FOR SALE**

**93/97 Tullyraine Road, Donaghcloney BT66 7PP**

MIDWAY FILLING STATION AND RETAIL UNITS (2 NO.)

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY



## FEATURES

Total retail floor area (2 units) –  
c. 5,600 sqft (c. 520 sqm)

Site area – 0.5 acres (0.2 Ha)

Frontage to Tullyraine Road –  
c. 138 feet (c. 42m)

2 no. pump islands with 2 pumps,  
totem signage plinth, underground  
tanks, car wash area and canopy

*Property outline for indicative purposes only*

### LOCATION

The subject property is located in a prominent position fronting A26 Tullyraine Road between Waringstown and Donaghcloney.

### DESCRIPTION

The property comprises a prominent filling station/forecourt, primary retail unit (former 'Mace' convenience store), adjacent retail unit (former hardware store) and car wash area all of which is being sold with vacant possession.

The property forms part of a cluster of roadside mixed use, residential and commercial properties.



ACCOMMODATION

The areas below are approximate:

Description	sqm	sqft
Primary retail unit (former convenience store)	452	c. 4,870
Secondary retail unit (former hardware store)	68	c. 730
Total area	520	c. 5,600

TITLE

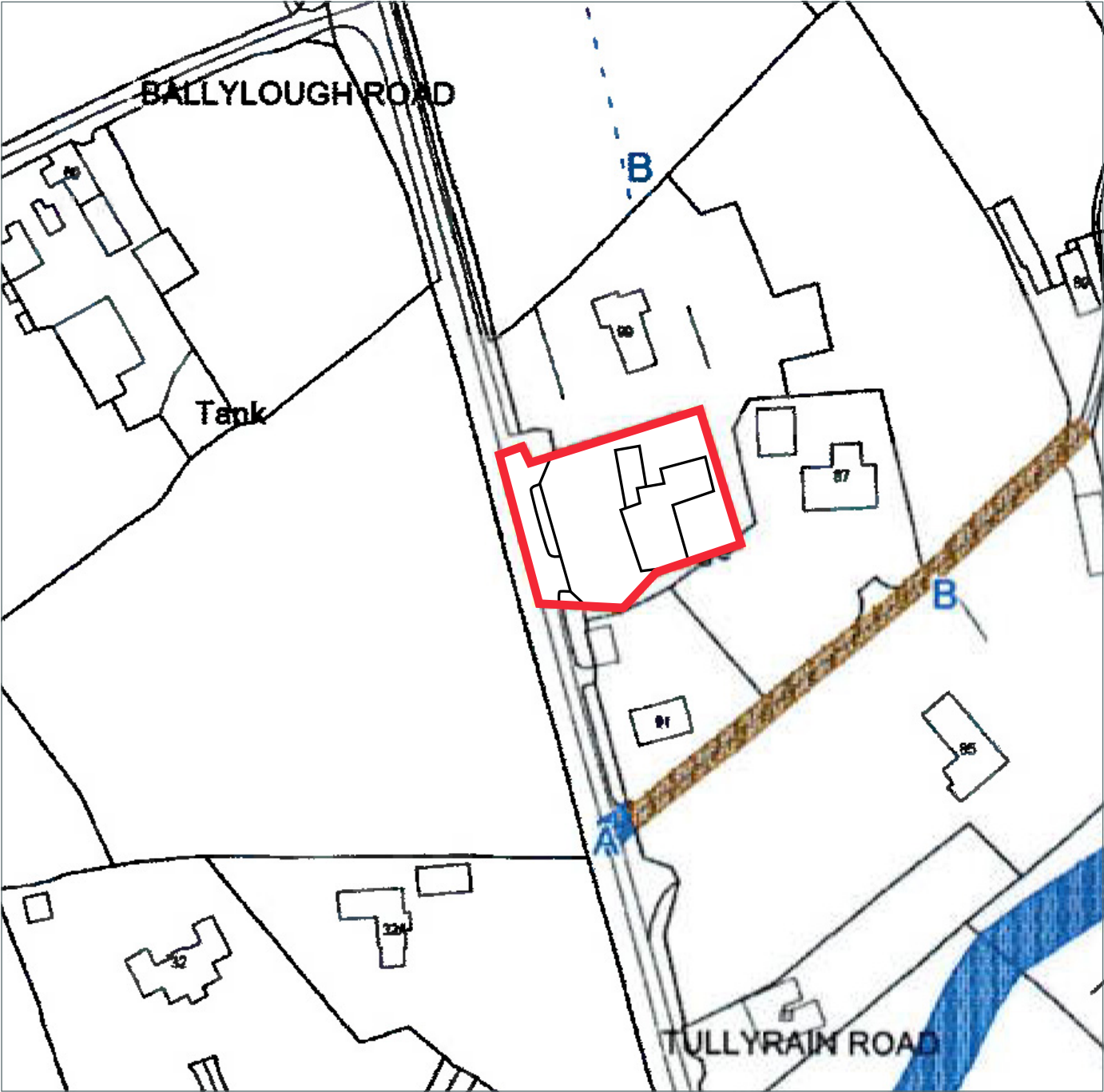
Understood to be held Freehold, folio 33324.

RATES PAYABLE

Capital Value:	£17,400
Rates Poundage 2024/25:	£0.6099
Rates Payable:	£10,612

PRICE

Offers in excess of £150,000.



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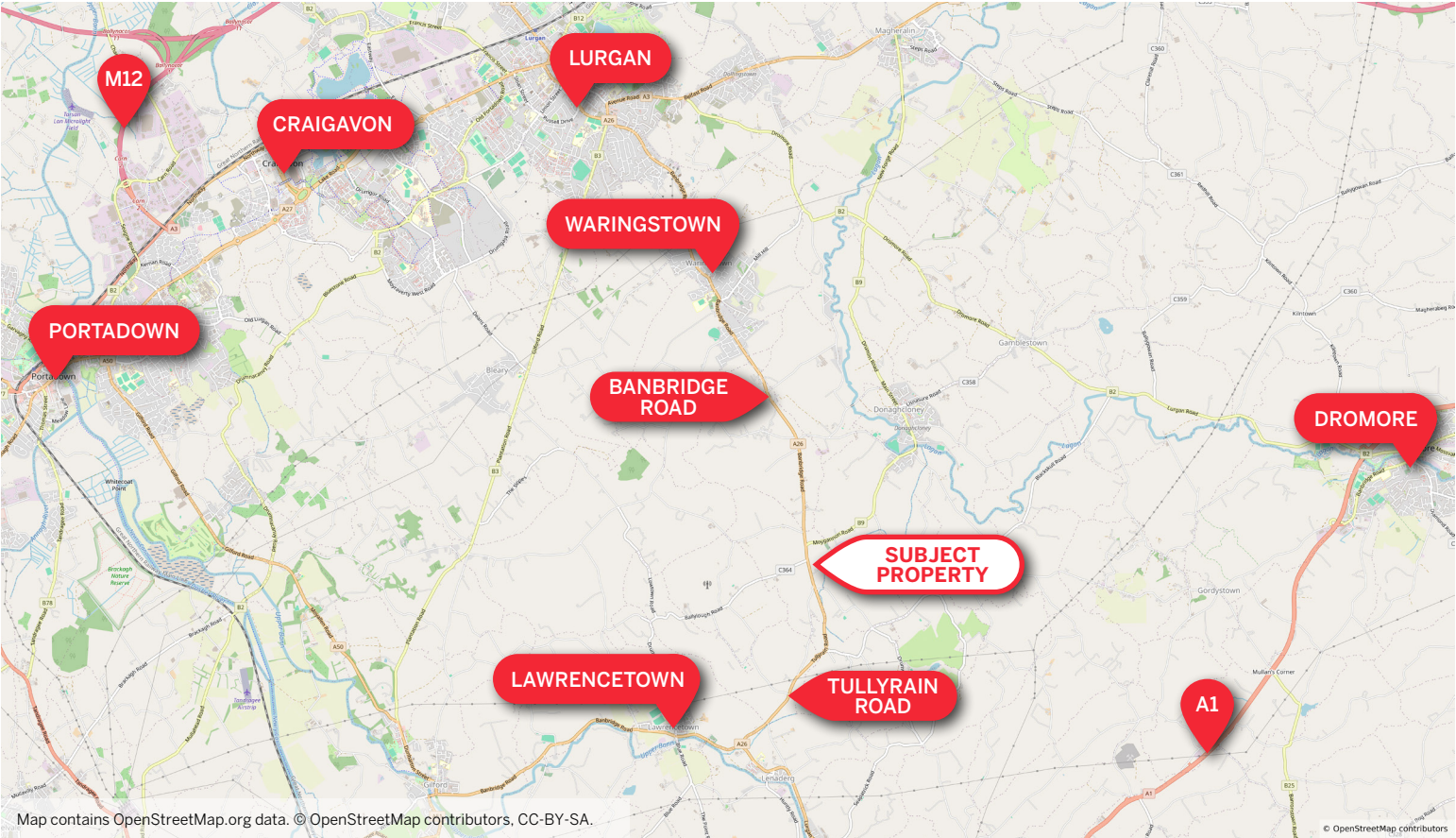




Property outline for indicative purposes only



LOCATION



VAT

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

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of XX. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ <i>Net zero CO<sub>2</sub> emissions</i>	
0-25	A	TBC
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

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.

REF 24520



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Viewing strictly by appointment with the sole selling agent Lisney

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