

**OK
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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

14A Dagger Road, Lisburn, Co Antrim BT28 2TJ

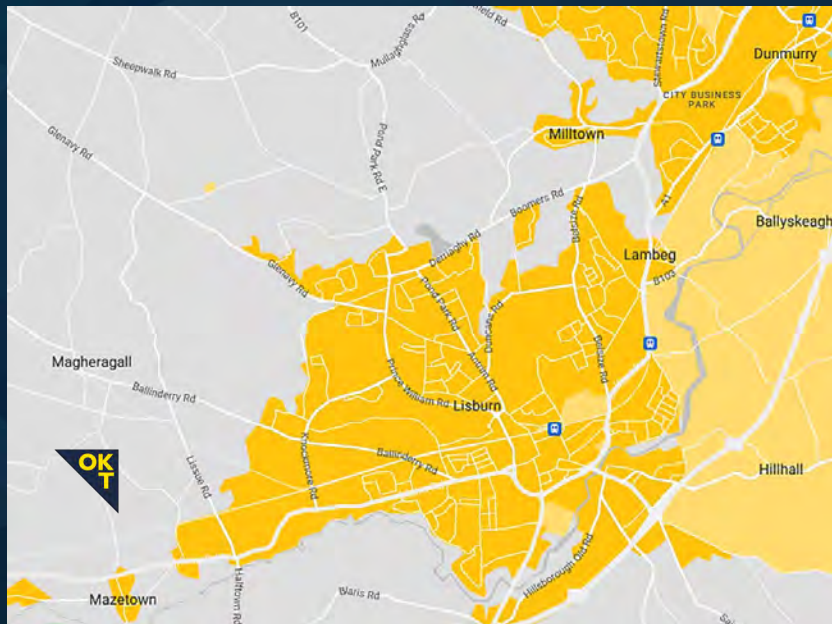
Industrial premises extending to c. 4,036 sq ft (375 sq m) on a site of c. 1.7 acres

LOCATION

Lisburn is located c. 9 miles west of Belfast City Centre and constitutes part of the Belfast Metropolitan Area.

Lisburn city benefits from excellent road access being adjacent to the M1 motorway which connects greater Belfast with the West of the province and the A1 which provides a direct link to Dublin and the Republic of Ireland.

The subject property is located on Dagger Road, situated just off the Moira Road and in close proximity to Lissue Industrial Estate, Knockmore Hill Industrial Estate and the M1 Motorway.



DESCRIPTION

The subject comprises of an impressive industrial location on a self-contained 1.7 acre site.

The subject benefits from a 4,036 sq. ft steel portal frame storage unit and with extensive yard space.

The site would be suitable for a variety of uses, subject to the necessary planning consents.

**C. 3 MILES
TO LISBURN
CITY CENTRE**

**C. 11 MILES
TO BELFAST
CITY CENTRE**

**C. 4 MILES
TO M1
MOTORWAY**

**30 MINS
DRIVE TO BELFAST
INTERNATIONAL
AIRPORT**

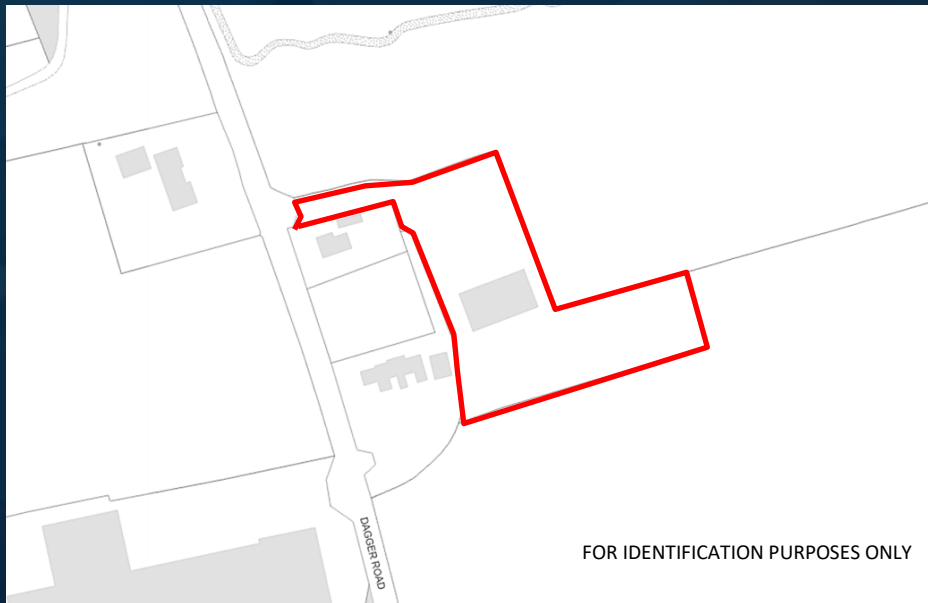
ACCOMMODATION

The subject property comprises:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse	375	4,036

SITE AREA

The subject property sits on a site of c. 1.7 acres (0.69 hectares)



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 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

SALES DETAILS

PRICE: Offers over £225,000
TITLE: Assumed Freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

(RATES PAYABLE)

NAV: £15,100. Estimated rates payable in accordance with LPS Website: £8,262.48

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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JAMES CHRISTIE

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.