

FOR SALE

ATTRACTIVE INVESTMENT OPPORTUNITY



**16-30 CHAPEL HILL,
LISBURN**

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

Lisburn is a city situated approximately 10 miles south of Belfast and forms part of the Greater Belfast conurbation. Chapel Hill runs east from Longstone Street towards Bow Street. The subject property is located c. 50m from the entrance to Bow Street Mall with nearby occupiers including Ladbrokes, Poundland and Greggs.

DESCRIPTION

The property comprises a modern two storey building which was built approximately 15 years ago.

The ground floor is mainly used as open plan offices, plus staff facilities. There is a passenger lift and staircase to the first floor which is mainly used as offices.



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ACCOMMODATION

Ground Floor	1487 sq ft	138.14 sq m
First Floor	1419 sq ft	131.82 sq m
Total	2906 sq ft	269.96 sq m

LEASE DETAILS

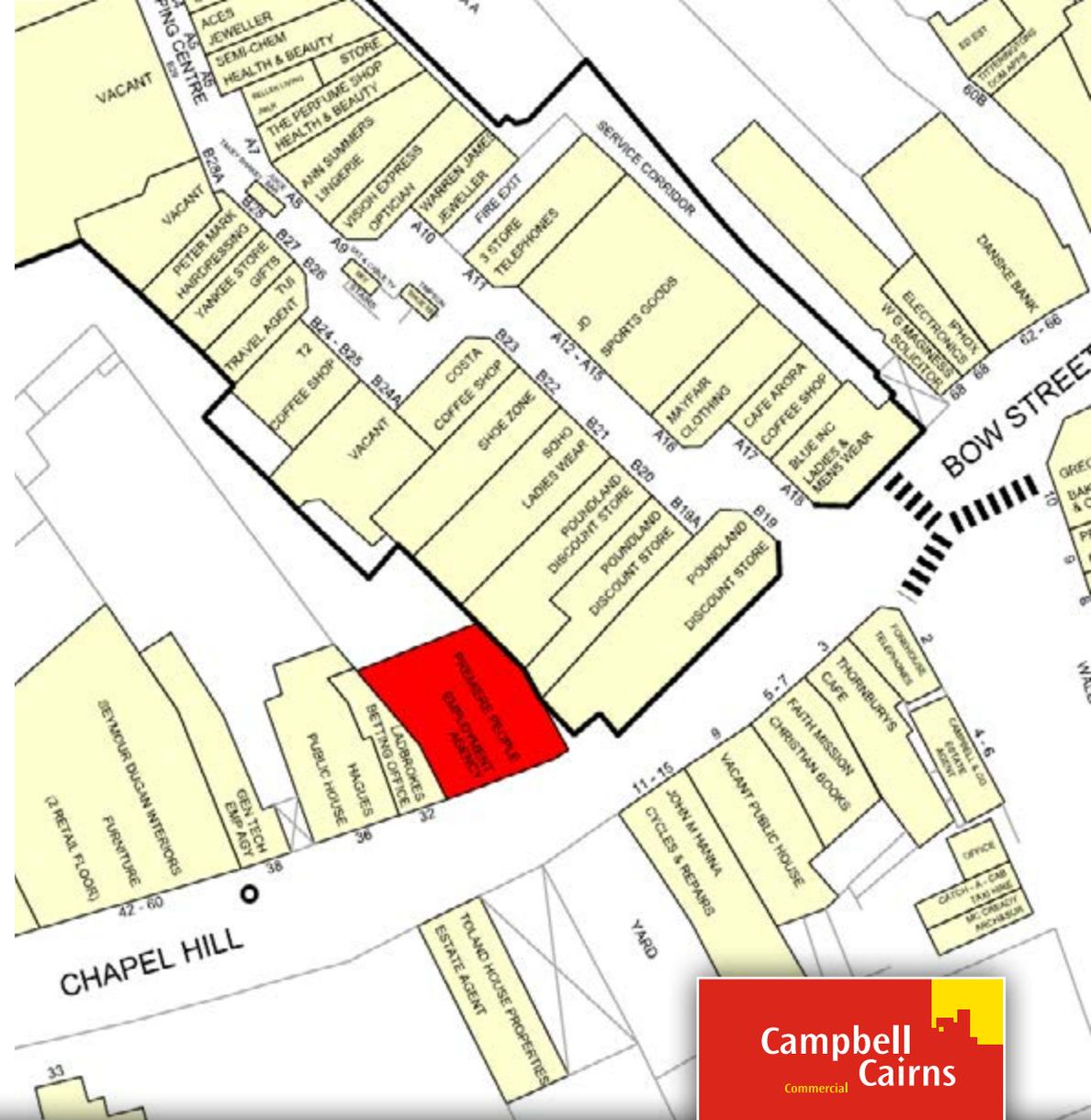
Tenant	Premier Employment Group Limited
Rent	£15,500 per annum exclusive
Term	5 years from 30th April 2019
Break Option	Tenant break option at the end of the 3rd year subject to 6 months written notice
Repairs/Insurance	Full repairing and insuring terms limited by a Schedule of Condition

TITLE

Freehold or long leasehold subject to a nominal ground rent

PRICE

£167,500



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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 46 This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

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YIELD

A purchase at the asking price of £167,500 shows a net initial yield of over 9% assuming purchaser's costs of 1.96%

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

NAV

We have been advised by Land and Property Services that the NAV of the property is £19,400. Rate poundage for 2019/2020 is £0.566772.

VIEWING

Strictly by appointment Campbell Cairns (Tel: 028 9024 9024)

EPC

B46

