



O'Connor
Kennedy
Turtle

For Sale



↘ **Mallusk Road,
Mallusk, Newtownabbey**

↘ **Prime Commercial Lands
C. 4.5 acres**

**Chartered Surveyors
Property Consultants**

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Location and Description



Newtownabbey is located to the North of the city of Belfast, and enjoys excellent links to the City the ports and airports; having direct access to the M2 motorway.

The Mallusk area accommodates a highly successful industrial and commercial area situated around Mallusk Road with car showroom, distribution and trade counter representation.

Occupiers include M & S Distribution Depot, John Henderson, Royal Mail, Securicor Group 4 and Countrywide Freight, and in the main sector

Coulter Ford, Isaac Agnew VW, Donnelly Brothers and Charles Hurst all represented.

The lands extend to c. 4.5 acres, having exclusive frontage to the Mallusk Road, and return frontage to the adjoining industrial estate. The lands are slightly elevated and enjoys a strong profile onto the Mallusk Road

Site Area

- ▼ The site extends to c. 4.5 acres.

Planning

- ▼ Under the Belfast Metropolitan Area Plan 2015 currently in draft for the lands are zoned as a "Major area of existing Employment / Industry" At present two consents exist on the lands.
 1. Consent for "Car showroom and workshop" on the Mallusk Road frontage, on which work has commenced hereby protecting the consent. (Ref: U/2000/0643/F)
 2. Consent for a "Warehouse Building" of c. 10,000 on lands to the rear. Again this consent has been protected by the infrastructure works carried out (Ref: U/94/0443/R)



Sales Details

Price:

Offers invited in the region of £1.5 M plus VAT.

NOTE: Consideration may be given to proposals for a leasehold disposal of the lands.

Title:

The lands are held under lease for a term of 125 years from 1 August 1999, subject to rent reviews every 5 years.

The current annual rent received is an amount of £20,000 per acre rising to £22,000 per acre in August 2013.

Tenancies

An area of the site to the rear of the Donnelly Bros showrooms is leased to Donnelly Bros on a short term basis at the equivalent of £47,000 per annum.

VAT

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

Viewing

Further details can be obtained from Agents:

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22 Adelaide Street
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Contact:

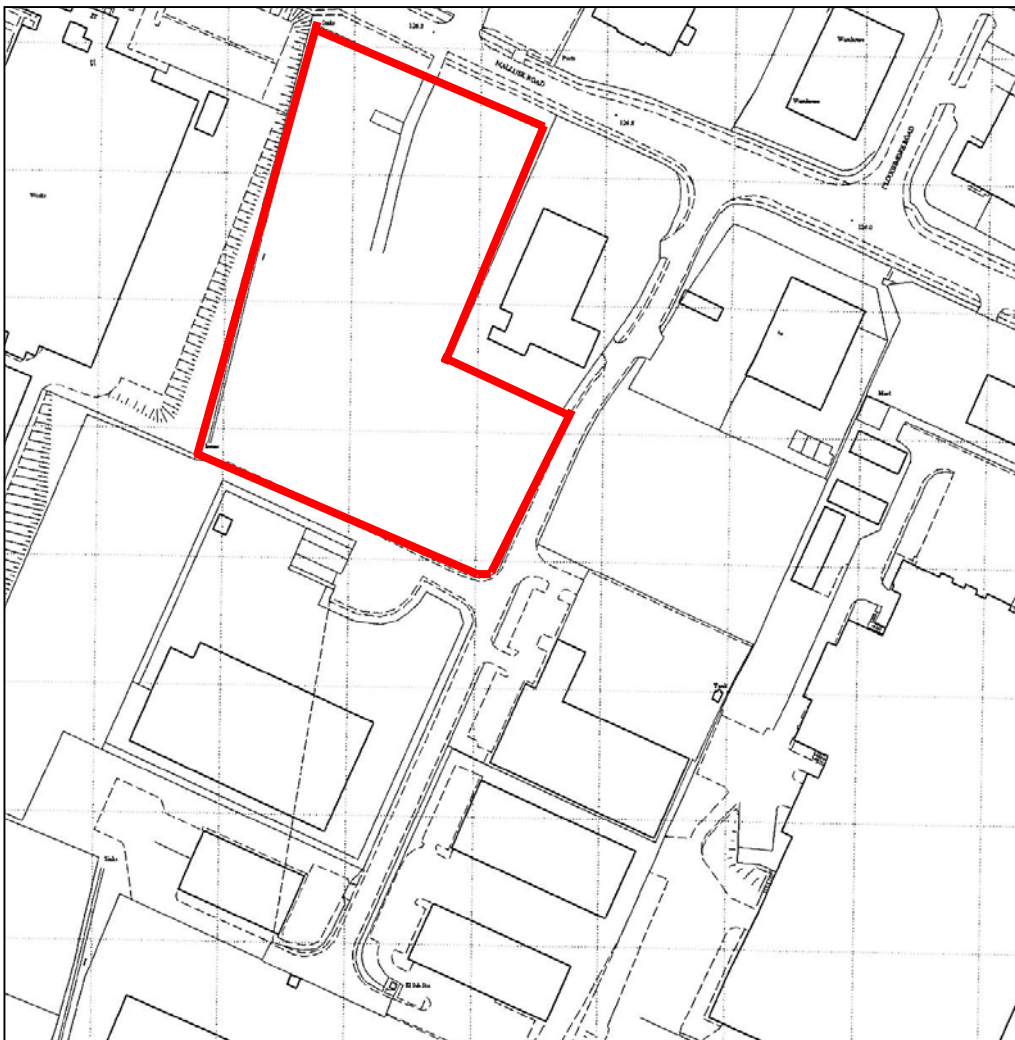
Alan McKinstry
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Or

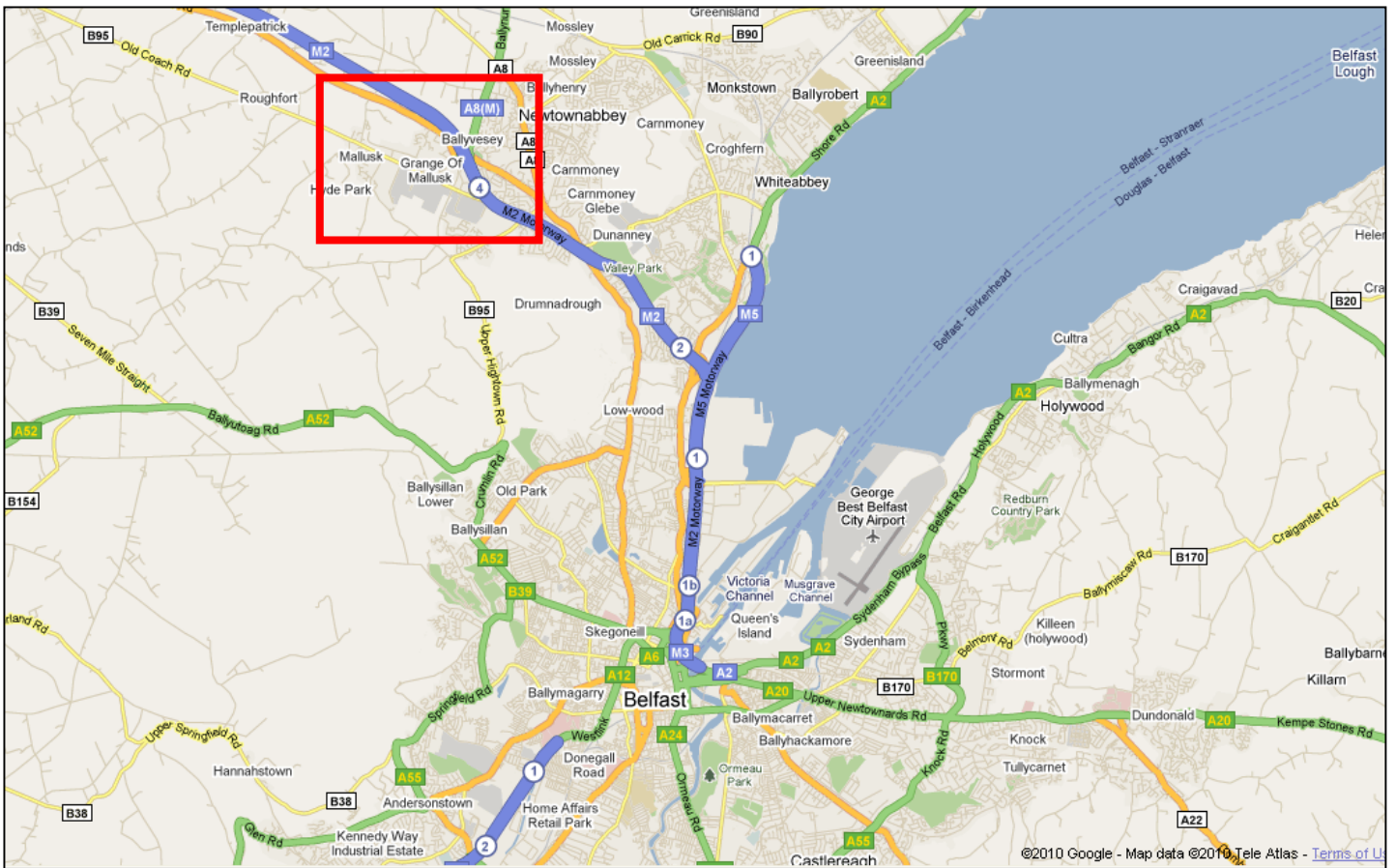
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