

Unit 20, Hannahstown Business Estate, 1 Hannahstown Hill, Belfast, BT17 0LT

Business Unit

For Sale by Formal Tender



- Two Storey mid-terrace business unit extending to 1,950 sq ft.
- Excellent business location within Hannahstown Business Park.
- CLOSING DATE FOR FORMAL TENDER OFFERS: 5 PM FRIDAY 15 JUNE 2018.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ

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Lambert Smith Hampton

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Email Address: **pssmyth@lsh.ie**

Tom Donnan

Lambert Smith Hampton

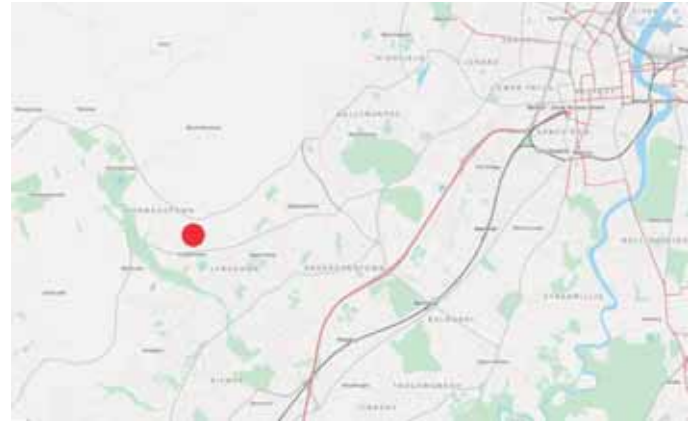
Telephone: **028 9026 9238**

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**Lambert
Smith
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028 9032 7954
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Location

The property is located in Hannahstown Business Park, just off the Glen Road in West Belfast. Hannahstown Business Park is located 5 miles from Lisburn and 6 miles from Belfast City Centre, in close proximity to the M1 Motorway. Other occupiers within the business park include Regal Furniture, Irish Dance Shop, EC Motors, Elevation Design, O’Hanlon Catering and S&D Electrics.

Description

The property comprises a 2 storey mid-terrace business unit of approximately 1,950 sq ft. The ground floor currently comprises a workshop with the first floor used for a showroom/office accommodation. The entire property is currently occupied by Kitchen Solutions.

Price

Unconditional offers invited in the region of £45,000.

Value Added Tax

We have been advised by HMRC that the property is VAT registered and therefore VAT will be charged in addition to the purchase price.

Business Rates

We have been advised by Land and Property Services of the following:-
 Net Annual Value: £6,750
 Rate in the £ 18/19: £0.6028
 Rates Payable: £4,068.90

Floor area	Sq ft	Sq m
Total	1,950	181.16

Method of Sale

The subject property is being offered For Sale by Formal Tender. Tenders should be submitted before 5 pm on Friday 15 June 2018 to the vendors solicitors office:

FAO: James Morrison, DWF (Northern Ireland) LLP, 42 Queen Street, Belfast, BT1 6HL

Formal Tender offers are to include the following:-

1. Unconditional signed contract together with a 10% deposit cheque drawn on a solicitors account (this will be returned if the offer is unsuccessful).
2. Confirmation of the purchaser.
3. Confirmation of the purchase price (offer).
4. Proof of funds to support your offer.
5. Details of your solicitor and their address.

Please note the vendor is under no obligation to accept the highest or indeed any offer made.

Tender Pack

Parties who wish to submit a formal offer are required to obtain a Sales Information Pack.

A full Sale Information Pack (to include all title and contract information) can be obtained by contact the vendors solicitors, details as below.

DWF (Northern Ireland) LLP, 42 Queen St, Belfast, BT1 6HL, FAO: James Morrison Tel: 028 9023 0230 Email: james.morrison@dwf.law