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# FOR SALE

## TSL House, 38 Bachelors Walk, Lisburn BT28 1XN

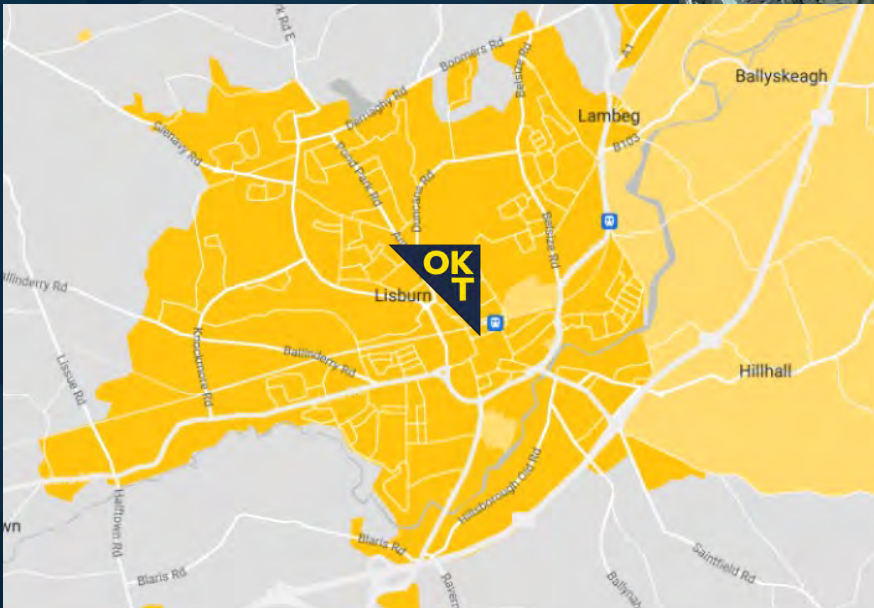
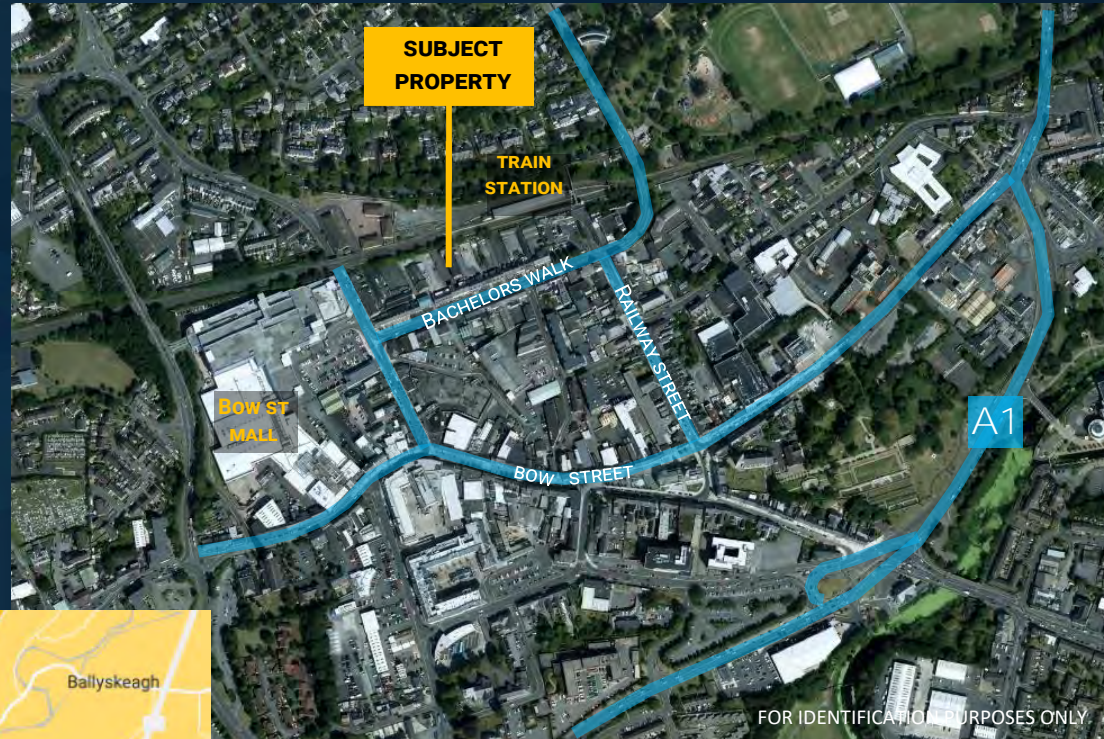
Office Building of c. 8,215 sq ft with commercial / residential redevelopment potential (subject to planning permission) and short term income of £7,500 per annum

# LOCATION

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

The 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 property is centrally located off Bachelors Walk only a few minutes walk from the city centre and benefits from nearby public transport bus stops, Lisburn Train Station and several public car parks.



# DESCRIPTION

The property constructed in 2003, comprises office accommodation arranged over three levels, fitted to include painted / plastered walls, carpeted flooring, suspended ceilings, strip fluorescent lighting, perimeter trunking and raised access flooring on some floors. The building has communal WC's on the ground floor with the upper units benefitting from private toilet and kitchen facilities. Access to the upper floors is provided via an 8 person passenger lift. The subject is laid out to include 9 units totalling 8,215 sq. ft.

The property has the benefit of 20 dedicated car parking spaces.

Suitable for refurbishment / redevelopment opportunities subject to any necessary planning consents.

C. 6

MINS WALK

TO BOW STREET MALL

C. 20

MINS DRIVE

TO BELFAST CITY CENTRE

C. 30

MINS DRIVE

TO BELFAST INTERNATIONAL AIRPORT

C. 10

MINS DRIVE

TO HILLSBOROUGH

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 1	c. 89 sq m	958 sq ft
Unit 2	c. 69 sq m	742 sq ft
Unit 3	c. 68 sq m	732 sq ft
Units 4+5	c. 164 sq m	1,766 sq ft
Unit 6 (Currently occupied by Genesys Technologies)	c. 104 sq m	1,120 sq ft
Unit 7	c. 101 sq m	1,086 sq ft
Unit 8	c. 75 sq m	811 sq ft
Unit 9	c. 93 sq m	1,000 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 763 sq m</b>	<b>8,215 sq ft</b>



## 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/uksi/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.

FILE REF 9642



GRAHAM GARDENS  
CAR PARK

BOW STREET

TSL HOUSE

BOW ST MALL



NEIGHBOURING OCCUPIERS

TSL HOUSE, 38 BACHELORS WALK, LISBURN BT28 1XN

# SALES DETAILS

PRICE: £800,000

INCOME: Short term income of c. £7,500 per annum from the current occupiers of Unit 6 (M&A Arrif T/A Genesys Technologies) who are overholding on an expired lease paying £7,500 per annum.

TITLE: Assumed freehold

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

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

## NAV (RATES PAYABLE)

Unit 1 NAV: £13,600 / Estimated Rates: £7,155.58

Unit 2 NAV: £14,200 / Estimated Rates: £7,471.27

Unit 3 NAV: £13,900 / Estimated Rates: £7,313.43

Unit 4 NAV: £11,800 / Estimated Rates: £6,208.52

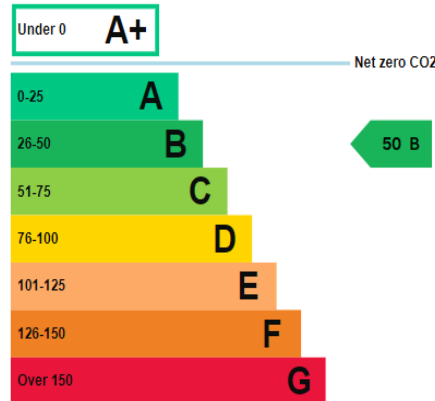
Unit 5 NAV: £12,600 / Estimated Rates: £6,629.44

Unit 6 NAV: £12,400 / Estimated Rates: £6,524.21

Unit 7 NAV: £8,150 / Estimated Rates: £4,288.09

Unit 8 NAV: £12,500 / Estimated Rates: £6,576.83

Unit 9 NAV: £12,500 / Estimated Rates: £6,576.83



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**  
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**ROSS PATTERSON**  
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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



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