

An aerial photograph of a commercial property located on a road corner. The property is outlined in yellow and consists of a modern, single-story building with large glass windows and a flat roof. To the left of the building is a parking lot filled with various vehicles, including cars and trucks. The surrounding area includes residential housing, a roundabout, and a road with traffic. The text 'TO LET' is overlaid in large, semi-transparent letters on the bottom left of the image. The text '1 Ballymena Road, Antrim BT41 4NT' is displayed in large, bold white letters on a dark blue background at the bottom. Below this, a smaller line of text describes the property as a modern car showroom/workshop on a 2.3-acre corner site. A small 'OK T' logo is in the top right corner, and a disclaimer 'FOR IDENTIFICATION PURPOSES ONLY' is in the bottom right corner of the image area.

OK  
T

TO LET

# 1 Ballymena Road, Antrim BT41 4NT

Modern car showroom / workshop extending to c. 12,313 sq ft (1,144 sq m) on a self contained 2.3 acre corner site

FOR IDENTIFICATION PURPOSES ONLY



# LOCATION

Antrim is a popular provincial town located c. 18 miles north of Belfast and c. 12 miles south of Ballymena.

Centrally located and accessed via three junctions of the M2 Motorway, the town enjoys unrivalled access to the Province's road networks, and ports and being only c. 4 miles from Belfast International Airport.

The subject property is situated on a prominent corner site within Springfarm Industrial Estate, a well-established commercial location c. 1 mile north of the town centre. The estate is accessed from the Ballymena Road which is the main arterial route from Dunsilly Roundabout linking the M2 and A26 and providing access to the wider Province.

Neighbouring occupiers include Howdens, Isuzu, Fyfes and Stewart Commercials, with the nearby Junction Retail & Leisure Park home to retailers including Lidl, Asda, B&M, Starbucks, and Nandos.

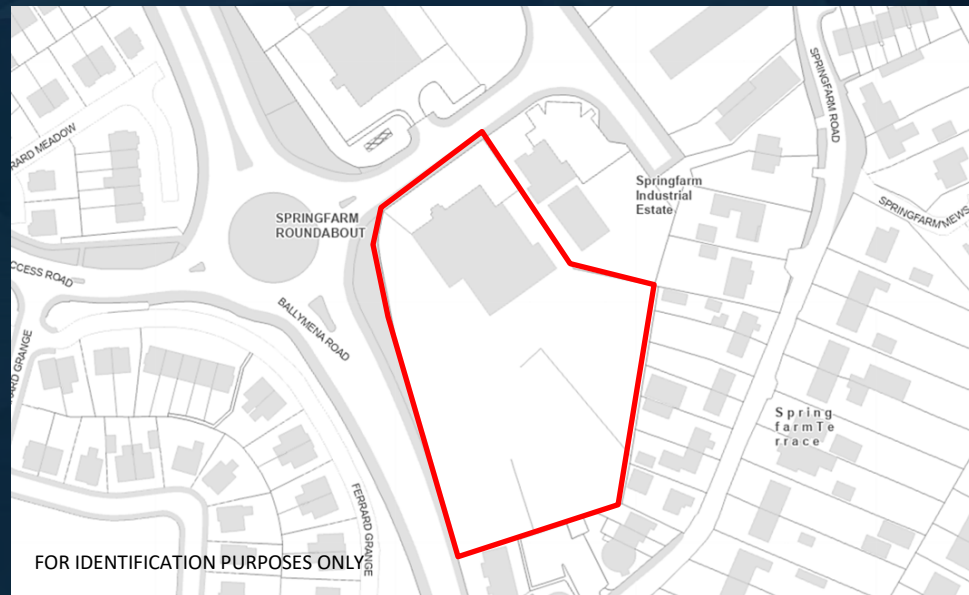
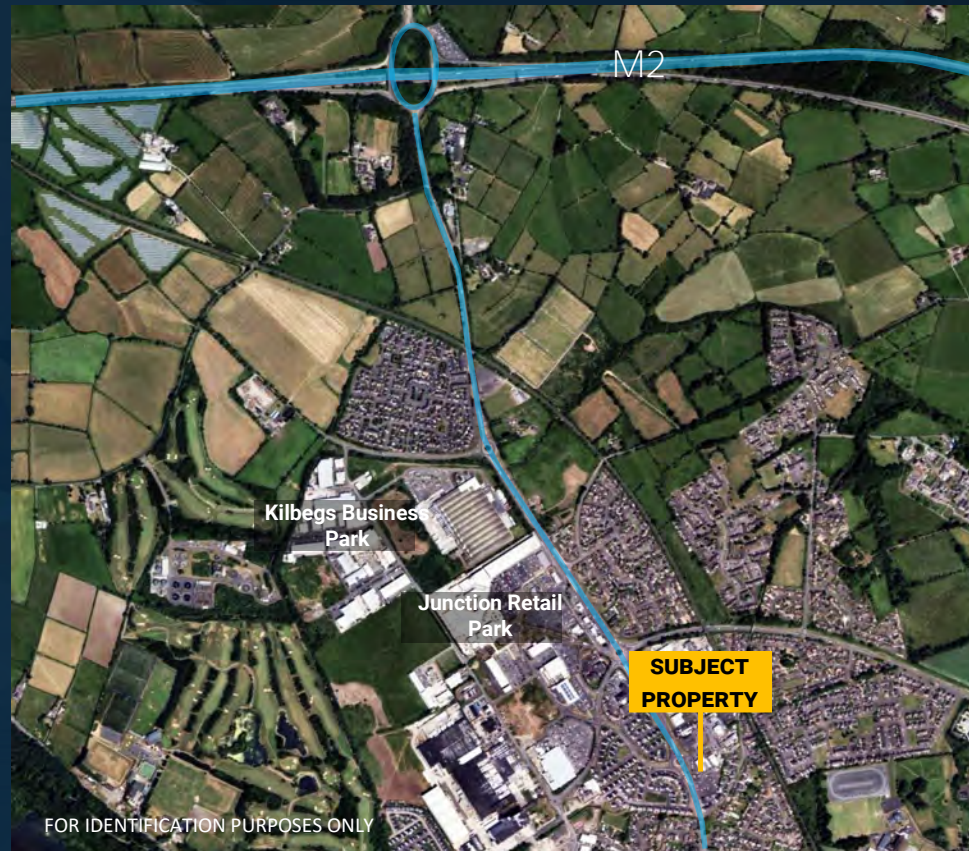
# DESCRIPTION

The subject comprises modern car showroom accommodation presented in superb condition and fitted to include:

- 9 no. private offices
- 3 no. workshops with external access
- Extensive storage accommodation
- Showroom and workshop kitchens
- Showroom and workshop WC facilities
- Extensive car parking facilities
- Secure fenced and gated site
- CCTV throughout

# SITE AREA

The subject sits on a site of c. 2.3 acres.



**1 MILE**

TO ANTRIM TOWN CENTRE

**19 MILES**

TO BELFAST CITY CENTRE

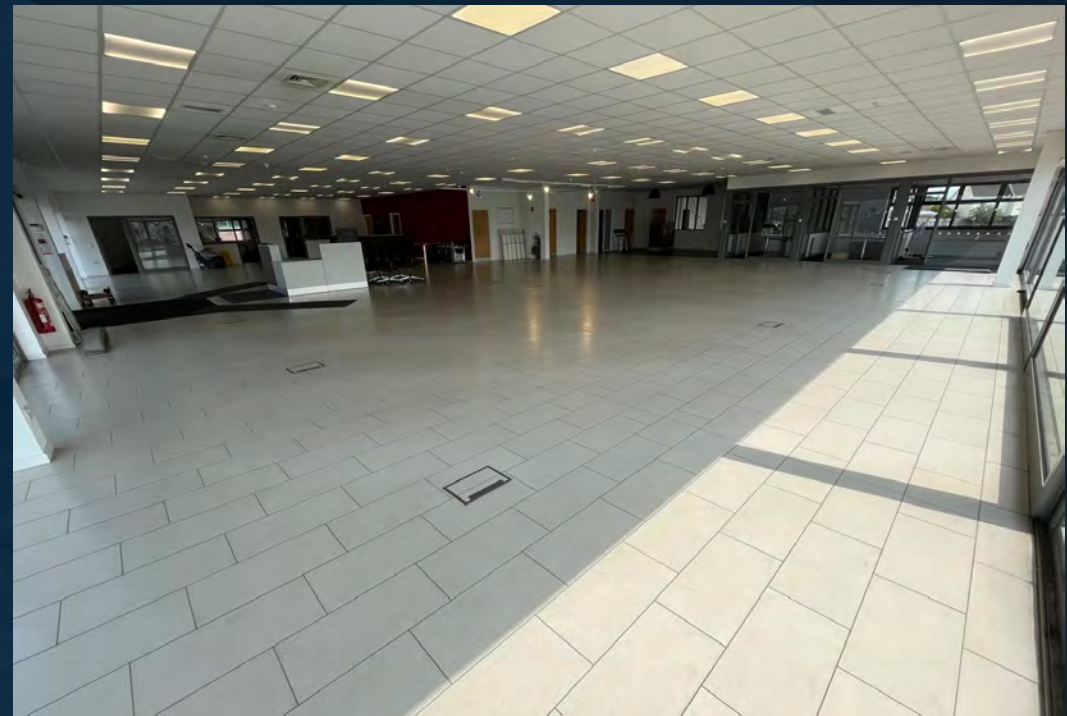


M2 MOTORWAY  
ACCESSED WITHIN 2  
MINUTES VIA  
BALLYMENA ROAD  
(A26)



**C. 15 MINS DRIVE TO  
BELFAST  
INTERNATIONAL  
AIRPORT**





## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Showroom	439	4,725
Office Accommodation (comprising 8 private offices and comms room)	95.7	1,030
Kitchen	7.62	82
Workshop 1	242	2,602
Workshop 2	143	1,539
Workshop 3	78.3	842
Workshop Kitchen	7.75	83.4
Storage Accommodation (comprising parts store, tools store and 2 small stores)	131	1,410
<b>TOTAL</b>	<b>c. 1,144</b>	<b>12,313</b>

## LEASE DETAILS

RENT: £50,000 per annum  
 TERM: Short term lettings up to 18 months considered

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.

## RATES PAYABLE

NAV: £74,800

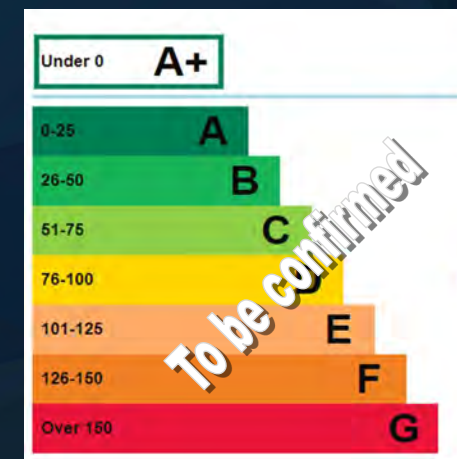
Estimated rates payable in accordance with LPS Website: £43,959.21

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

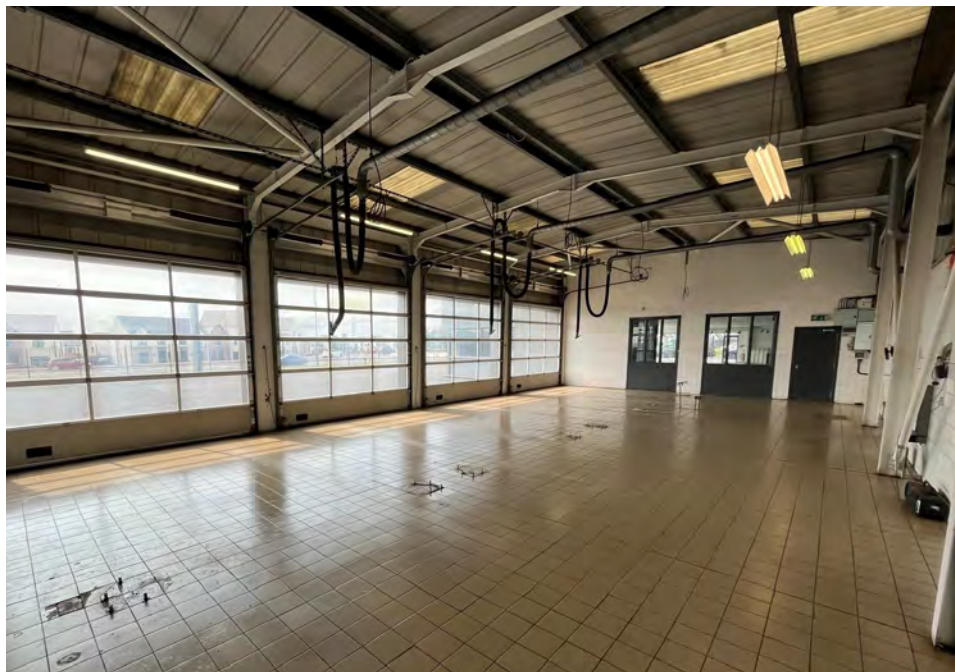
## VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

## EPC

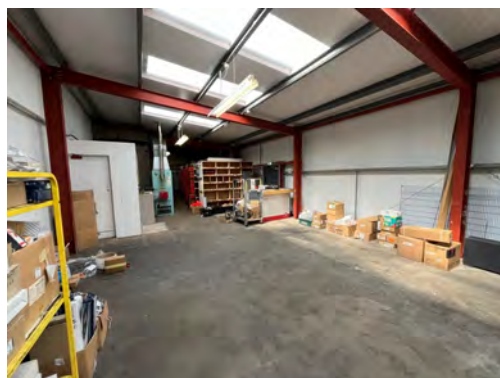






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(1,144 sq m) on a self contained 2.3 acre corner site

## 1 Ballymena Road, Antrim BT41 4NT



### 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.

FILE REF: 10192





ASDA

Kilbegs  
Business Pk

LIDL

The Junction  
Shopping Complex

MacBlairs

MacPac

Howdens

Fyfes

Watershed  
Bathrooms

Holiday Inn

SUBJECT  
PROPERTY

NEIGHBOURING OCCUPIERS



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

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