

An aerial photograph of a commercial property for sale. The property is a dark grey, L-shaped building with a flat roof, outlined in yellow. It features large glass windows on the front facade displaying posters of people in work clothes. The building is situated on a street corner, with a parking lot to the left containing several white vans and cars. To the right is a road with a grassy verge and a fence. In the background, there is a residential area with many houses and a hill under a cloudy sky.

**OK  
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**FOR SALE**

**10 Mayfield Link, Mallusk, Newtownabbey BT36 4AW**

Prime Trade Counter Investment

FOR IDENTIFICATION PURPOSES ONLY



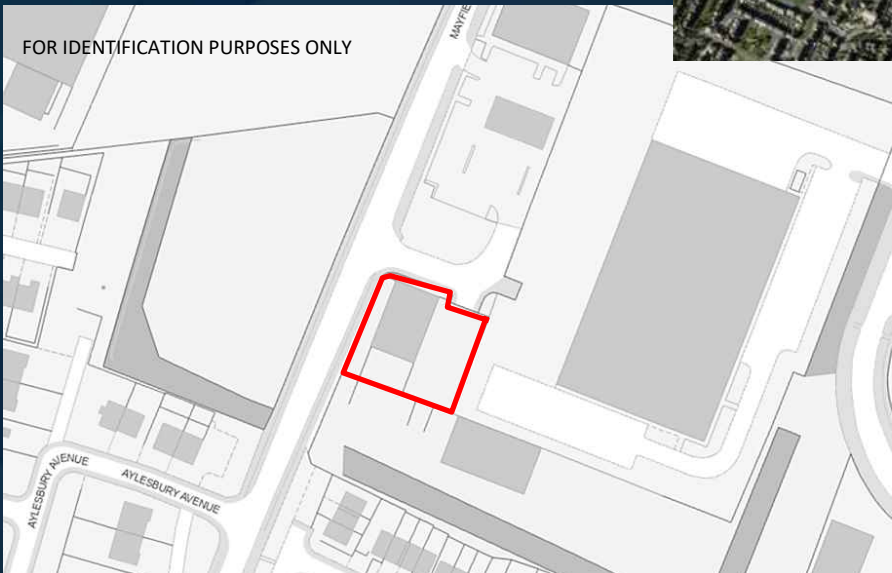
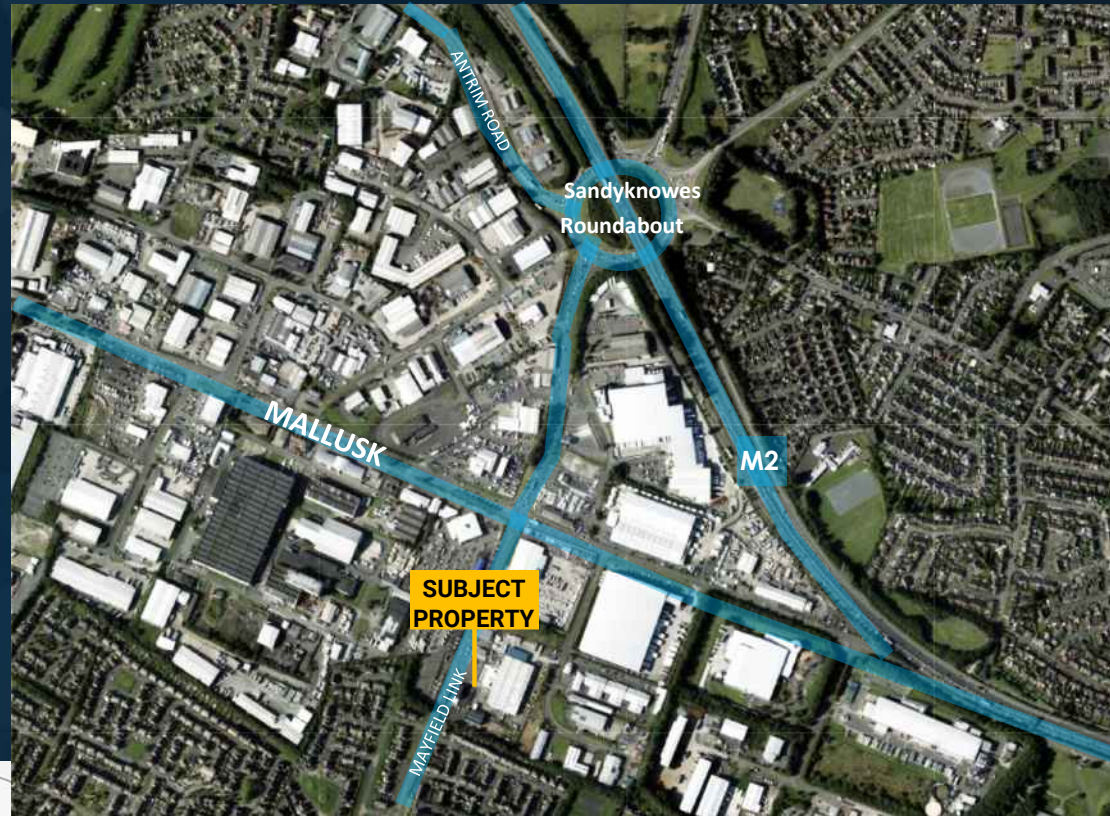
# LOCATION

The property is located in Mallusk Co Antrim an extensive trading area just north of Belfast City , and just off the M2 Motorway intersection at Sandyknowes.

The location comprises one of the Provinces foremost commercial clusters enjoying a pivotal setting within Northern Ireland and enjoying exceptional communication links to the roads network , the main ports and airports. Whilst originally developed as a manufacturing hub centred around an Invest NI Industrial estate, the areas has grown to accommodate major food distribution and service industries complimented by trade counter activity.

The subject enjoys a highly prominent setting beside a recently developed Centra PFS, and adjacent to Wilsons Auctions one of the leading UK Auction Houses.

In close proximity many other trade counter businesses are located together with car sales franchises by Ford , VW and Fiat.



## DESCRIPTION

The property is currently leased to Arco Limited on a 10 year lease from 8 August 2023.

Arco currently have 32 stores across the UK and are the Uks leading safety experts offering a wide range of safety products and services

## SITE AREA

The subject sites on a site area of c. 0.4 acres (1,403 sq m).



**C. 17 MILES**  
TO  
LARNE HARBOUR



**C. 9 MILES**  
TO BELFAST CITY  
CENTRE



**C. 0.5 MILES**  
TO  
M2 MOTORWAY



**C. 10 MINS DRIVE TO**  
**BELFAST**  
**INTERNATIONAL**  
**AIRPORT**

**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.





## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Showroom	114	1,227
Offices	122	1,313
Stores	281	3,025
Staff and ancillary use	238	2,562
<b>TOTAL</b>	<b>c. 755</b>	<b>8,127</b>

## LEASE DETAILS

Tenant:	Arco Limited
Term:	10 years from 8 August 2023
Rent:	£100,000 per annum plus VAT
Break Option:	8 August 2028 with £25,000 penalty
Repairs/Insurance:	Full repairing and insuring basis

## SALES DETAILS

PRICE:	Price on Application
TITLE:	Assumed freehold

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: £27,600

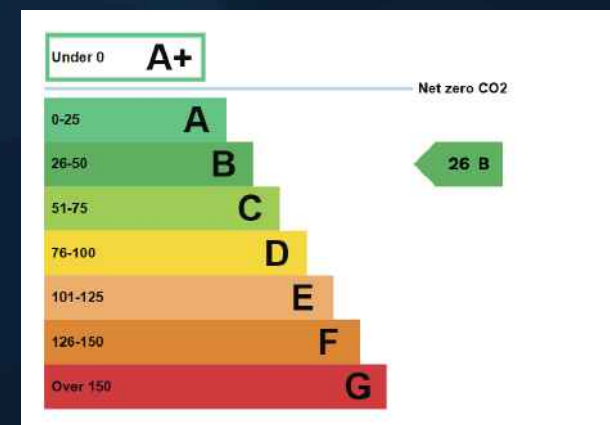
Estimated rates payable in accordance with LPS Website: £16,220.24

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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# FURTHER INFORMATION

**OKT**

For further information / viewing arrangements please contact:

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**028 9024 8181**

**okt.co.uk**



FOR IDENTIFICATION PURPOSES ONLY

**O'CONNOR KENNEDY TURTLE**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.