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FOR SALE / TO LET

39A York Park, Belfast, BT15 3PX

Office & Workshop / Store on a Self-Contained Site Extending to c. 367 sq m (3,950 sq ft)

LOCATION

The Shore Road is a popular arterial route linking Belfast to Newtownabbey and Carrickfergus .

This subject property is located on York Park, just off the Shore Road and c. 1 mile / 3-minutes' drive from the M2 via the Fortwilliam Roundabout, providing good access to Belfast City Centre and the wider province. The immediate area offers a range of amenities, with neighbouring occupiers including Creations Interiors, City Vets, The Alzheimer's Society.



C. 1 MILE
TO
M2 MOTORWAY

C. 1 MILE
TO DARGAN
ROAD

C. 1 MILE
TO ANTRIM
ROAD

**C. 2.3
MILES**
TO CITY CENTRE

DESCRIPTION



The subject comprises well finished office and workshop / storage accommodation situated on a self-contained site.

The office accommodation is arranged over two levels and have recently been refurbished to a high standard. The offices are laid out to provide open plan and cellular office space with separate kitchen, break room and WC facilities. The offices are fitted to include painted and plastered walls, carpeted flooring, suspended ceilings, L1 Fire Detection System, Grade 3 Intruder Alarm, CCTV throughout and high-speed fibre broadband with network cabling.

The workshop benefits from 3 phase power supply and 3 shutter doors leading to the private yard.

Externally the site is fenced and gated, with a secure yard laid in tarmac with 14 parking spaces, EV charging points and CCTV.



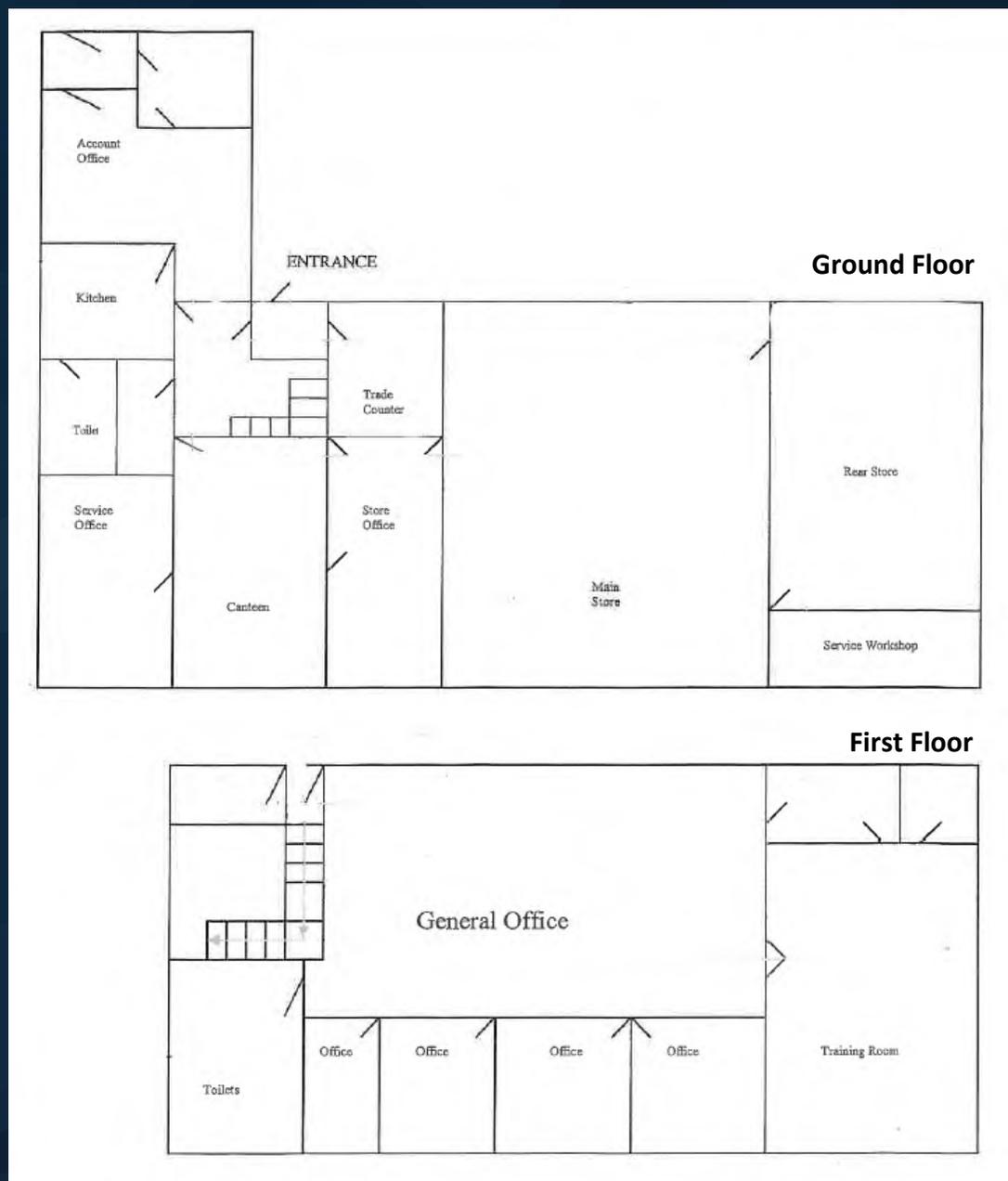
Customer Due Diligence:

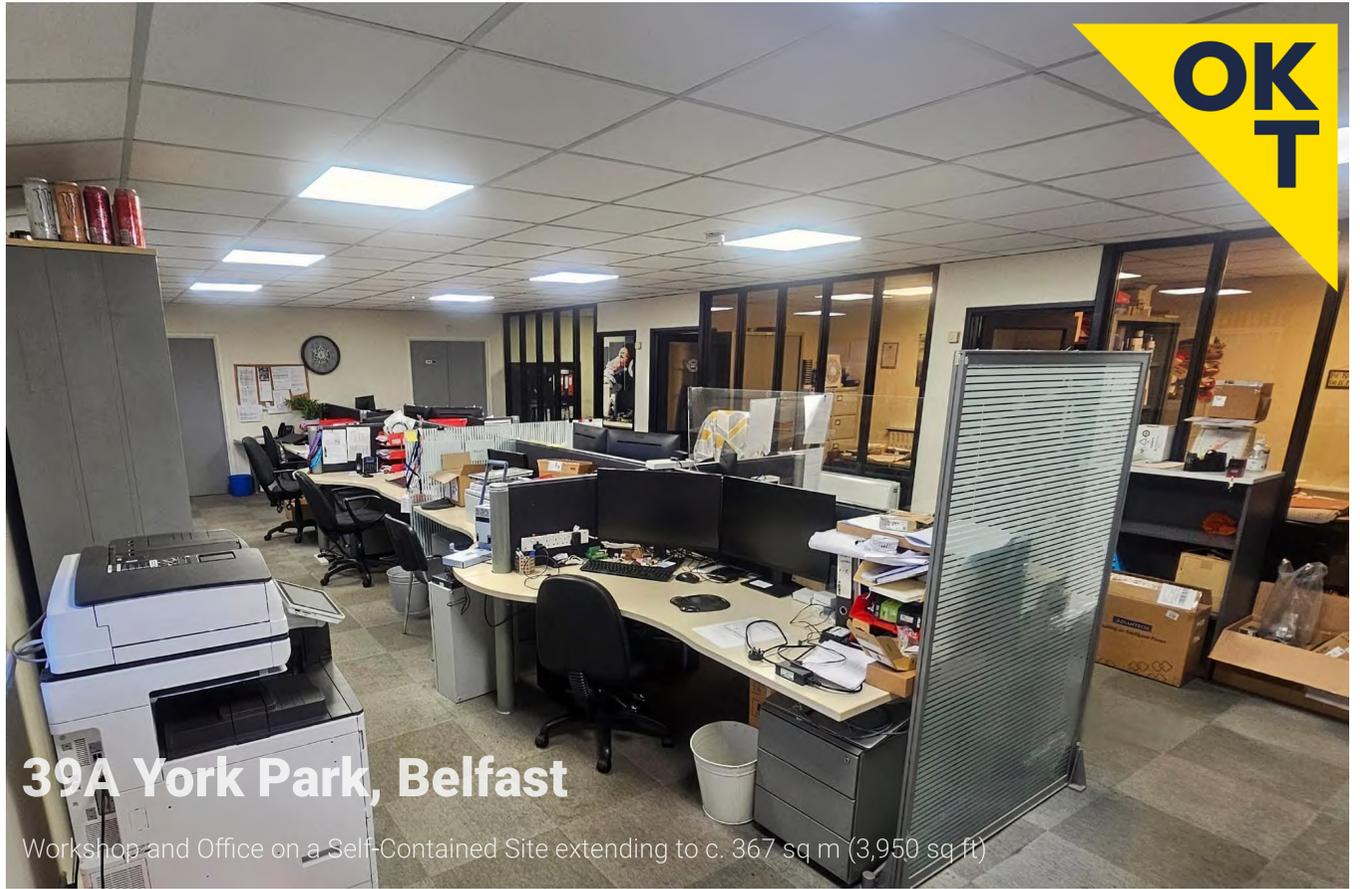
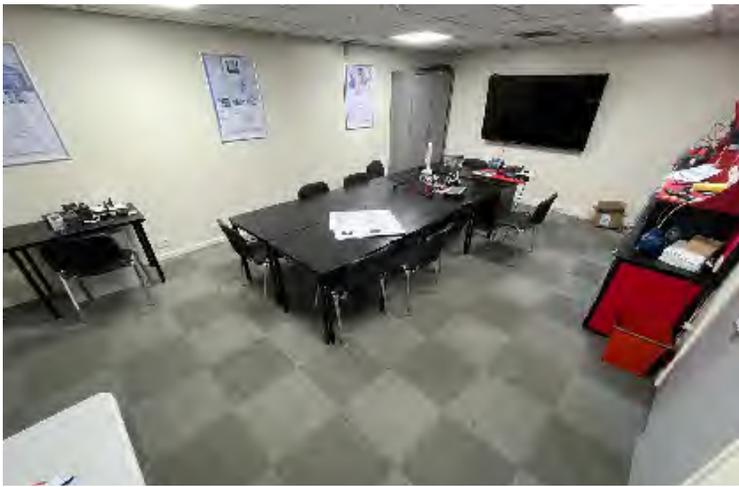
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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)
GROUND FLOOR		
Rear Store	c. 27 sq m	293 sq ft
Service Workshop	c. 10 sq m	103 sq ft
Main Store	c. 74 sq m	799 sq ft
Store / Office	c. 21 sq m	223 sq ft
Trading Counter	c. 17 sq m	185 sq ft
Canteen	c. 20 sq m	215 sq ft
Service Office	c. 8 sq m	87 sq ft
Male WC		
Female WC		
Kitchen	c. 10 sq m	106 sq ft
Account Office	c. 24 sq m	259 sq ft
Private Office	c. 8 sq m	87 sq ft
Store	c. 5 sq m	52 sq ft
Entry	c. 3 sq m	37 sq ft
FIRST FLOOR		
Open Plan office & 4 no. Private Offices	c. 97 sq m	1,040 sq ft
Male / Female WC		
Board Room	c. 31 sq m	335 sq ft
Comms Room	c. 4 sq m	47 sq ft
Store	c. 3 sq m	34 sq ft
Store	c. 5 sq m	48 sq ft
TOTAL ACCOMMODATION	c. 367 sq m	3,950 sq ft

FLOOR PLAN





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SALES DETAILS

PRICE: £290,000

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 / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

LEASE DETAILS

RENT: £25,000 per annum

TERM: Negotiable

REPAIRS / INSURANCE: Full repairing and insuring lease

NAV (RATES PAYABLE)

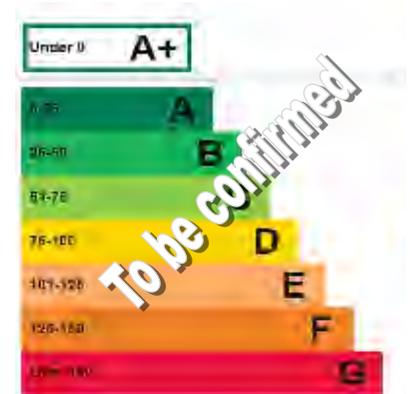
NAV: £14,300

Estimated rates payable in accordance with LPS Website: £8,960.27

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

EPC

(ENERGY PERFORMANCE CERTIFICATE)



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.