



FOR SALE

8—16 Ballyeaston Road, Ballyclare BT39 9BW

Former Car Showroom extending to c. 588 sq m (6,325 sq ft)

LOCATION

Ballyclare is the largest settlement within Newtownabbey. The town is located c. 12 miles north of Belfast, c. 11 miles from Antrim, c. 15 miles from Ballymena, c. 3.5 miles from the M2 motorway intersection at Templepatrick and c. 5 miles from Mallusk.

The subject is located on the Ballyeaston Road in Ballyclare Town Centre.

Nearby occupiers include Asda, Home Bargains and Ashers Bakery.

DESCRIPTION

The subject property comprises of a former car showroom. The showroom benefits from an extensive glazed frontage onto the Ballyeaston Road and the adjoining roundabout connecting the Rashee Road and the Asda Superstore, providing excellent visibility to passing traffic.

The property is of steel portal frame construction with a pitched roof incorporating translucent light panels, providing good levels of natural light.

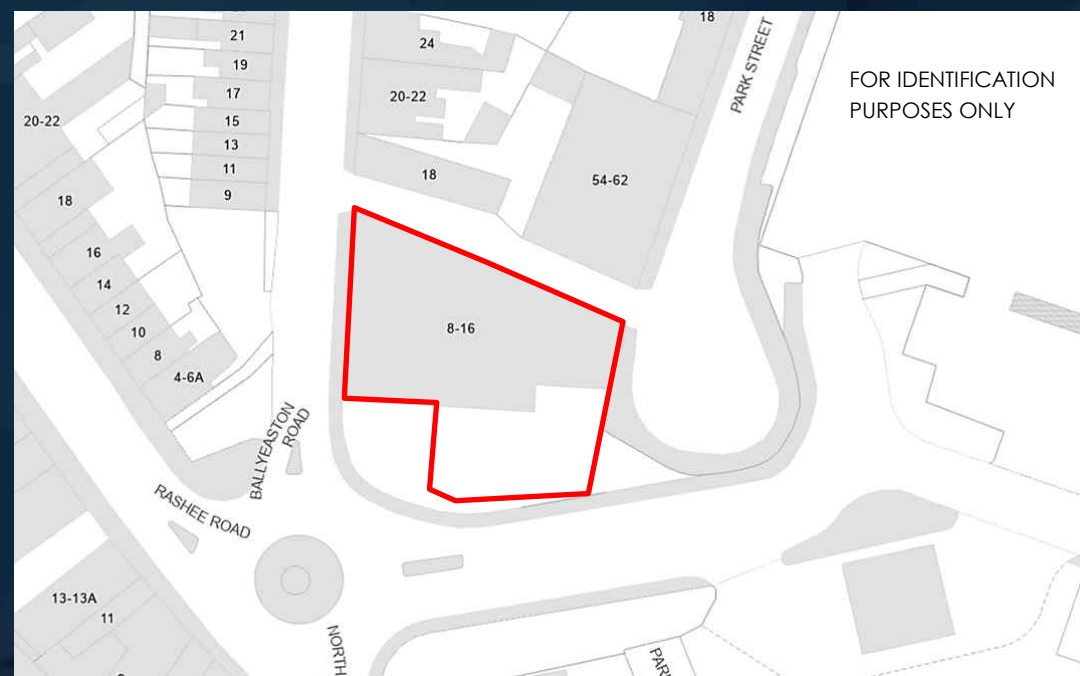
The showroom area is accessible via three roller shutter doors and benefits from an eaves height of c. 2.8 m. Internally, the showroom also includes three private offices, a reception, kitchen and WC facilities.

Externally, the property benefits from a large, tarmacked rear yard area accessible from Park Street.

Overall, the property is suitable for a range of commercial uses, subject to any necessary statutory consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Showroom	513.3	5,525
Office	65	700
Kitchen	9.3	100
Male & Female WC	-	-
TOTAL ACCOMMODATION	588	6,325



8–16 Ballyeaston Road, Ballyclare BT39 9BW



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.

REF: 10461

SALES DETAILS

PRICE: Offers over £350,000
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.

VAT

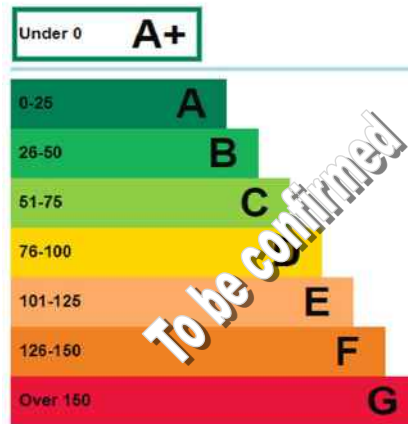
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £24,000.

Estimated rates payable in accordance with LPS Website: £14,105

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

ROSS PATTERSON
ross.patterson@okt.co.uk

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



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.