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1C Ballynure Road, Ballyclare, BT39 9AG

First Floor Office Suite extending to c. 147 sq m (1,578 sq ft)

LOCATION

Ballyclare is a small, lively town located in the Newtownabbey area. Ballyclare is located c. 11 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from M2 motorway intersection at Templepatrick.

The town enjoys great transportation connections with the rest of the province because of its proximity to the M2 motorway.

Ballyclare is a neighbourhood service centre that plays a big part in the Belfast Metropolitan Area. With two primary schools, a secondary school, and a grammar school all situated inside the town limits, the town serves as the key hub for housing, retail, commerce, industry, employment, recreation, and education in the rural area.

The subject fronts onto the Ballynure Road and nearby occupiers including Lidl, Spar and Blooms Tea Room.

DESCRIPTION

The subject property comprises a well presented first-floor office suite located within Ballyclare Town Centre.

The accommodation is well-presented and arranged to include an open plan office/studio space, two private offices a kitchen, and male and female WC facilities.

The suite was formerly utilised as a dance studio and is suitable for a variety of uses, subject to any necessary consents.

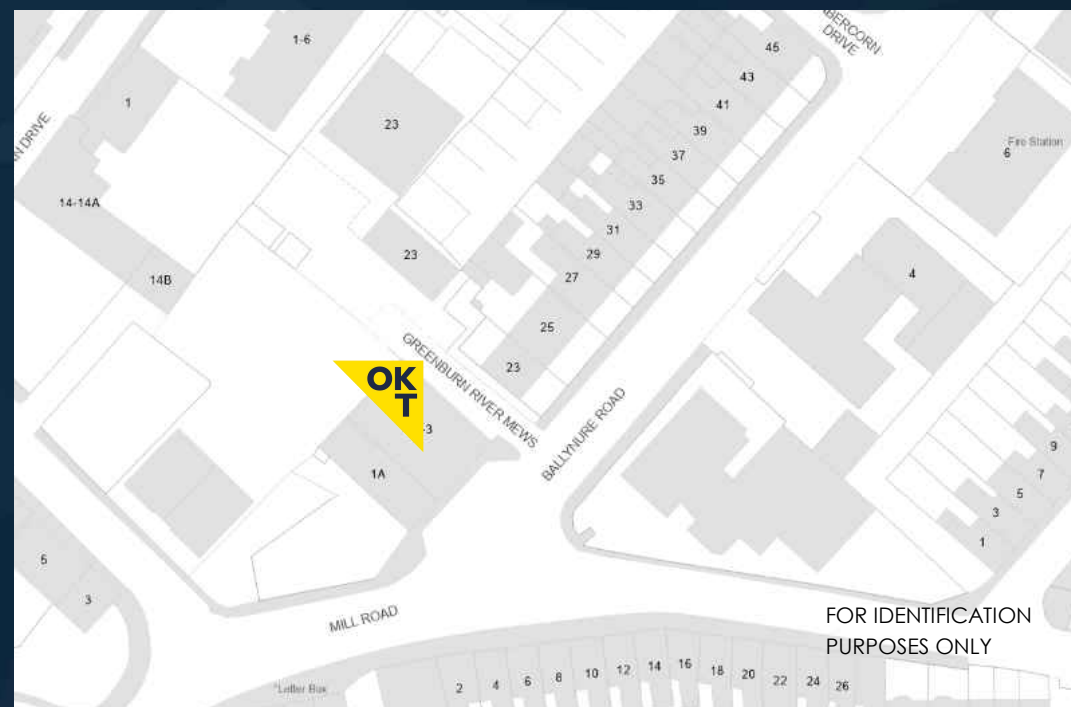
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Open Plan Office / Studio	134.2 sq m	1,445 sq ft
Private Office	6.3 sq m	68 sq ft
Kitchen	6.1 sq m	66 sq ft
WC's	-	-
TOTAL ACCOMMODATION	146.6 sq m	1,578 sq ft

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: 10490



LEASE DETAILS

RENT: £8,400 per annum
 TERM: Negotiable
 VAT: Not Applicable

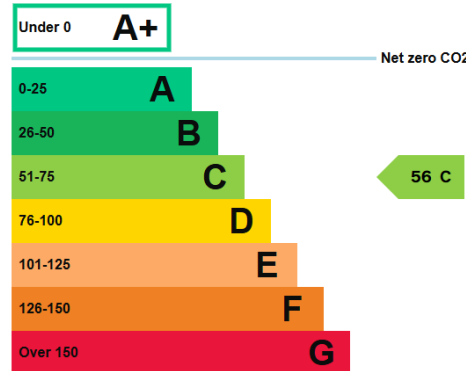
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £7,200

Estimated rates payable in accordance with LPS Website: £4,358.

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



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.