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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE / TO LET

43 Mallusk Road, Mallusk, Newtownabbey BT36 4PP

Modern Showroom Facility with extensive yard and ancillary warehouse / office space

LOCATION

Mallusk is one of the Province's premier commercial and business hubs enjoying direct access to the M2 Motorway at Sandyknowes Roundabout. This strategic location provides quick access to Belfast City Centre, Belfast City & International Airports, Belfast & Larne Harbours and the M1, M2 & M3 Motorway networks.

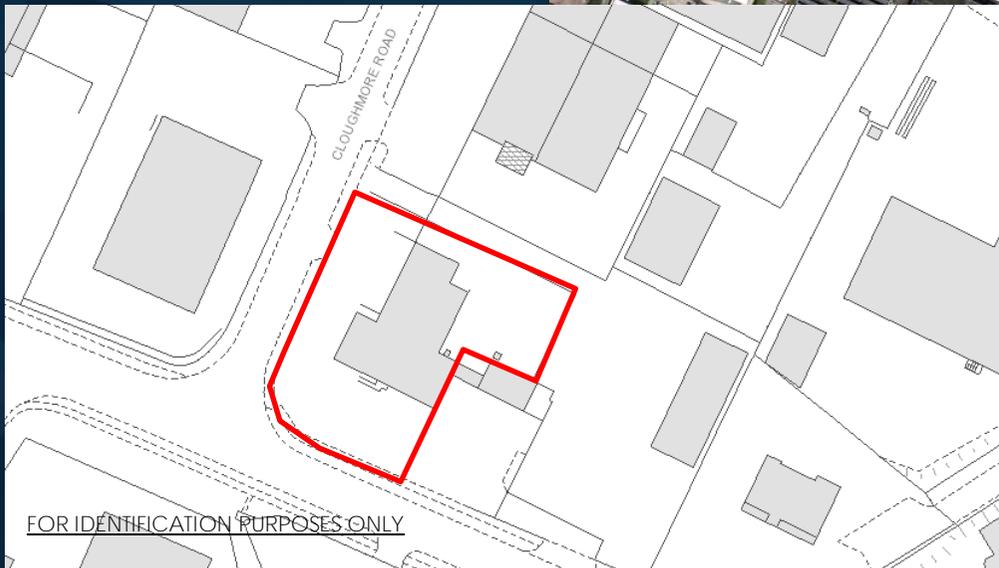
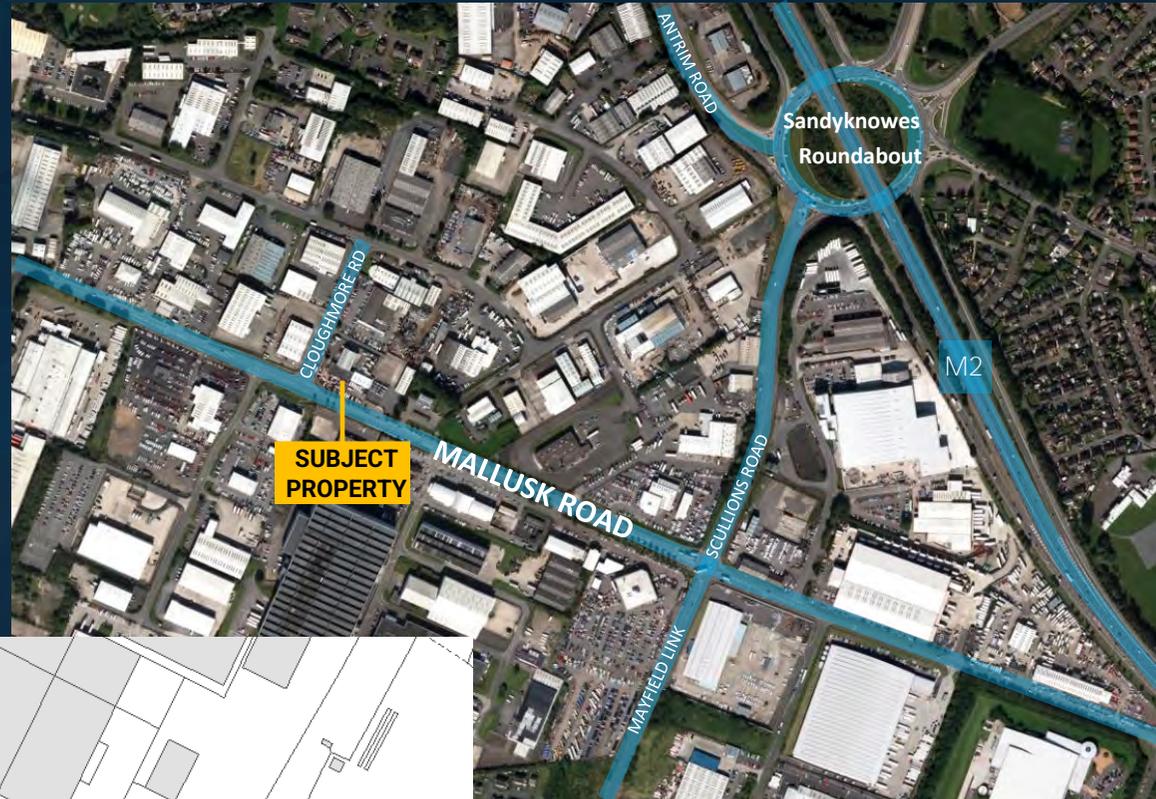
The premises are enviably located within the centre of Mallusk and benefit from extensive dual frontage onto both the Mallusk Road and the Cloughmore Road.

Neighbouring occupiers include Agnew Volkswagen, Dealership, Henderson Group, Countrywide Freight, Wilsons Auctions and Wrights Accident Repairs Centre.

DESCRIPTION

The subject comprises a modern showroom with ancillary trade counter space, warehouse accommodation and sales yard.

The showroom accommodation is fitted to a high standard to include suspended ceilings with recessed strip lighting, tiled floors and extensive glazed frontage overlooking the Mallusk Road and Cloughmore Road.



The showroom area also benefits from a number of private offices, boardroom, kitchen, stores and WC facilities together with a small first floor office suite.

The trade counter area leads to the warehouse which has the benefit of 3 No. roller shutter access doors and has an eaves height of just under 5m. A former paint / spray booth is also located adjoining the warehouse.

The entire holding also benefits from a generous sales yard fronting the Mallusk Road which provides excellent exposure to the high levels of passing trade in the area.



C. 17 MILES
TO
LARNE HARBOUR



C. 9 MILES
TO BELFAST CITY
CENTRE



C. 1 MILE
TO
M2 MOTORWAY



C. 10 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
SHOWROOM		
Showroom	C. 281 sq m	3,025 sq ft
Offices	C. 55 sq m	592 sq ft
Boardroom	C. 35 sq m	377 sq ft
Kitchen	C. 21 sq m	226 sq ft
Stores	C. 11 sq m	118 sq ft
First Floor Offices	C. 30 sq m	323 sq ft
	TOTAL C. 433 sq m	4,661 sq ft
PARTS RECEPTION / TRADE COUNTER		
Reception	C. 48 sq m	517 sq ft
Store	C. 3 sq m	32 sq ft
Mezzanine Stores	C. 75 sq m	807 sq ft
	TOTAL C. 126 sq m	1,356 sq ft
WAREHOUSE		
Warehouse	C. 303 sq m	3,261 sq ft
Former Spray Booth	C. 57 sq m	614 sq ft
	TOTAL C. 360 sq m	3,875 sq ft
	TOTAL ACCOMMODATION C. 919 sq m	9,892 sq ft

SITE AREA

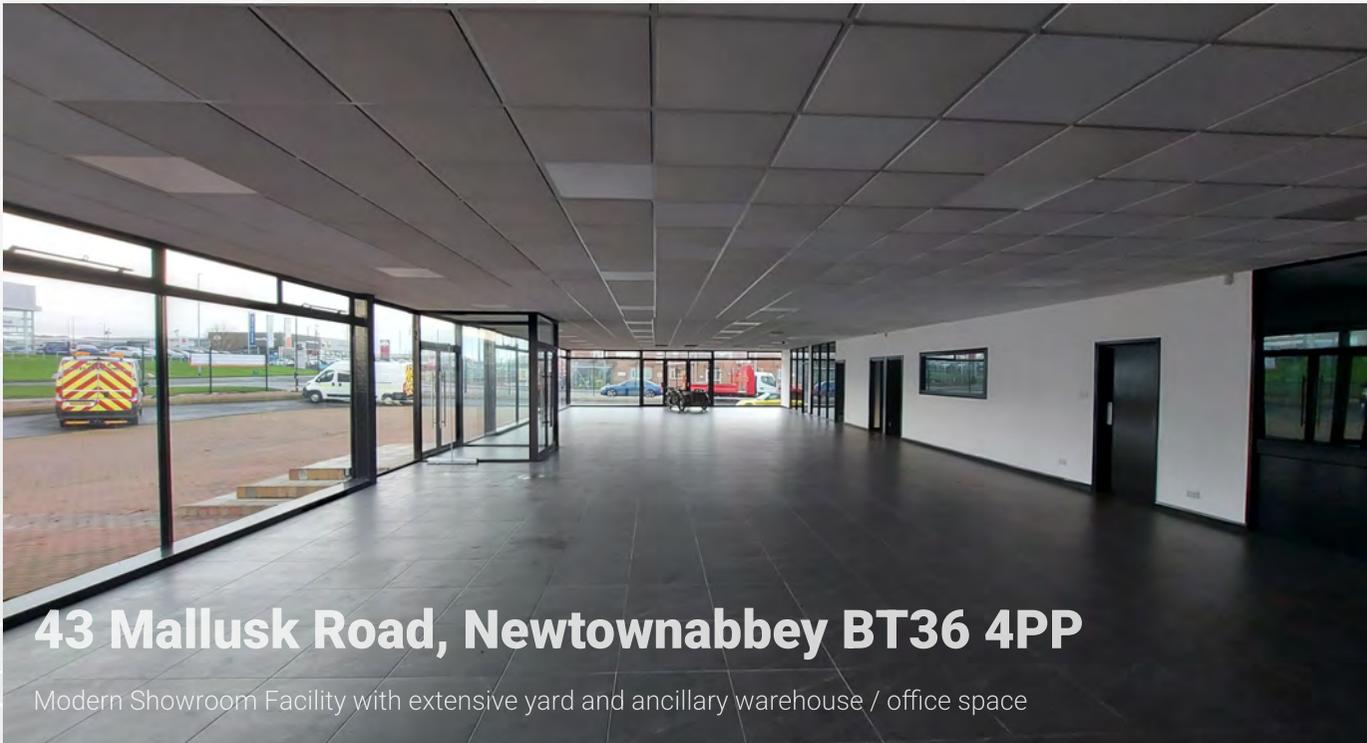
The subject sits on a site extending to c. 1.12 acres (0.45 ha).



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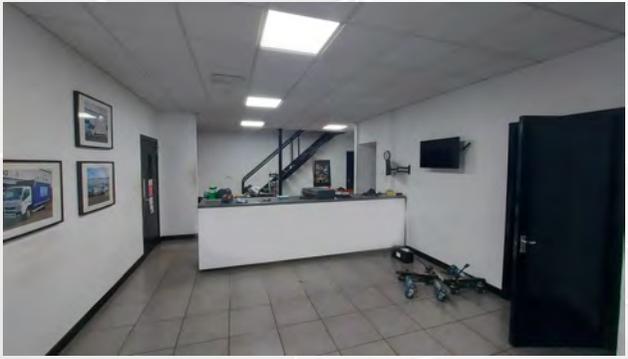


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SALES DETAILS

ASKING RENT: On application
TERM: Assumed freehold

LEASE DETAILS

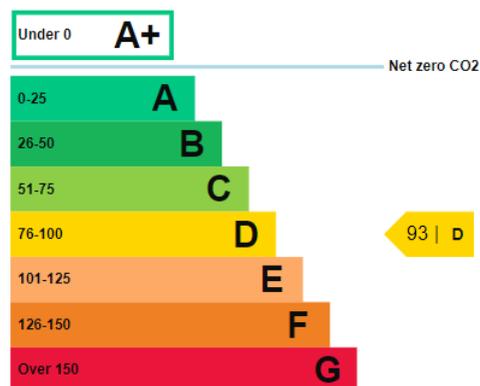
ASKING RENT: On application
TERM: Negotiable
RATES / REPAIRS: The property will be let on a full repairing and insuring basis.

RATES

CAR SHOWROOM: £68,700 Estimated Rates £37,172.13
YARD / OFFICE: £5,800 Estimated Rates £3,138.26

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT



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.

FILE 9469

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.

The logo for OKT, consisting of the letters 'OKT' in a bold, sans-serif font, with the 'O' and 'K' stacked above the 'T'. The logo is set against a yellow triangular background.