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TO LET

## Unit 5A & 7A Granges Street, Ballyclare, BT39 9ZJ

First Floor Office Space of c. 165 sq m (1,779 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. .

# DESCRIPTION

The subject comprises two, separate first-floor units that front onto Granges Street.

The subject properties are currently undergoing refurbishment and can be finished to a shell condition or to a specification tailed to tenant requirements.

The units would be suitable for a wide variety of uses, subject to any necessary planning / statutory consents. For further information please contact the agents.

Adjoining occupiers within the development include Homestyle, Mauds at and Compufix NI with Asda and Home Bargains located in the immediate vicinity.

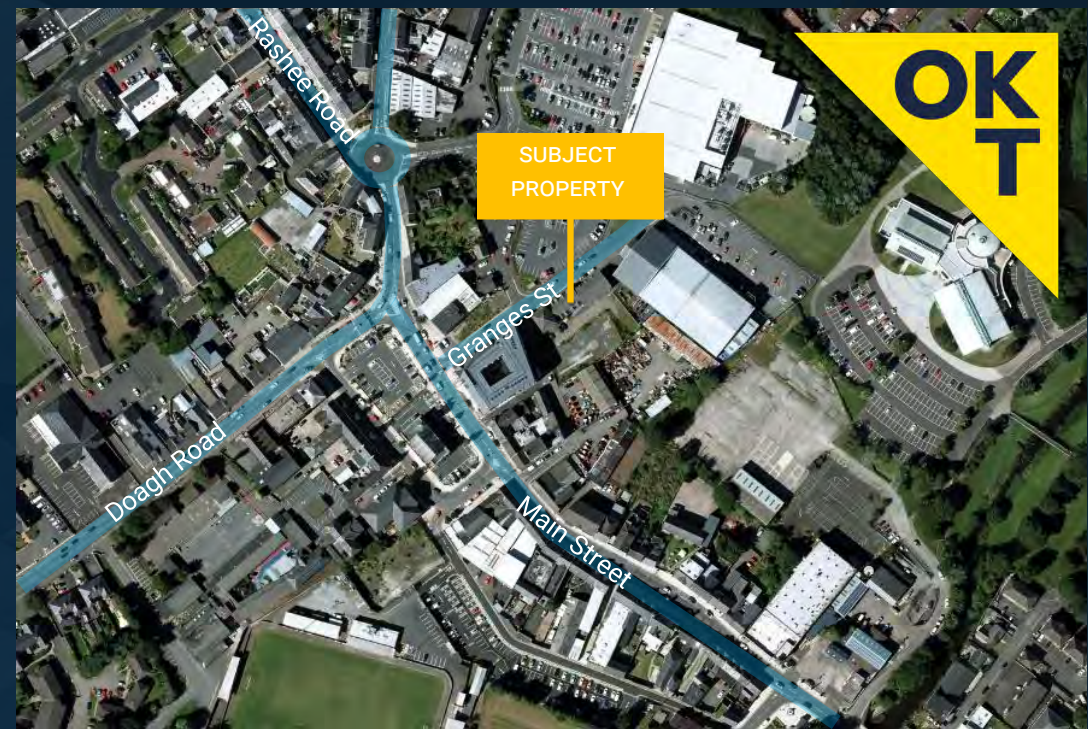
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
FIRST FLOOR		
Unit 5a	84.5 sq m	910 sq ft
Unit 7a	80.7 sq m	869 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>165.2 sq m</b>	<b>1,779 sq ft</b>

## 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/uksl/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: 7420





# LEASE DETAILS

RENT:	Unit 5a - £7,500 per annum    Unit 7a - £7,500 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge liability
SERVICE CHARGE:	Payable in respect of the Landlords costs in maintaining and repairing the exterior of the building and the common areas.

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.

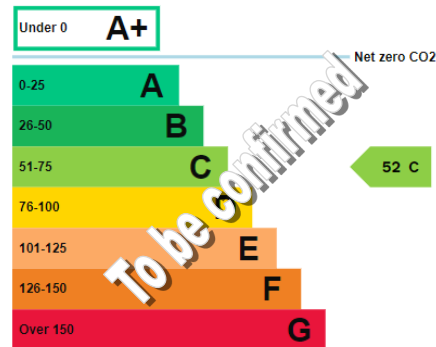
## VAT

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

## NAV (RATES PAYABLE)

NAV: To be confirmed

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ROSS PATTERSON**

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**LIAM RUSSELL**

liam.russell@okt.co.uk



### O'CONNOR KENNEDY TURTLE

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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.