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TO LET

10 Harrier Way, Ballyclare, BT39 9AA

Town Centre Workshop / Showroom with Ancillary Offices of c. 2,411 sq ft / 224 sq m

LOCATION

Ballyclare is the largest rural settlement within the rural Newtownabbey area and is a busy provincial market town. Due to the town's close proximity to the M2 motorway, it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is a mere 15 minutes drive time away.

Ballyclare forms part of the Newtownabbey Council Area which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to its enhanced transport links with the dualled A8.

DESCRIPTION

Prominent workshop / showroom fronting the free public car park on Harrier Way, and adjoining the pedestrian walkway to Main Street.

Most recently occupied by an aquatics business the unit has an eaves height of c. 14 ft / c. 4.3 m and has both roller shutter and pedestrian door access.

The workshop area has a screed concrete floor and strip fluorescent lighting—the offices are in need of some refurbishment.

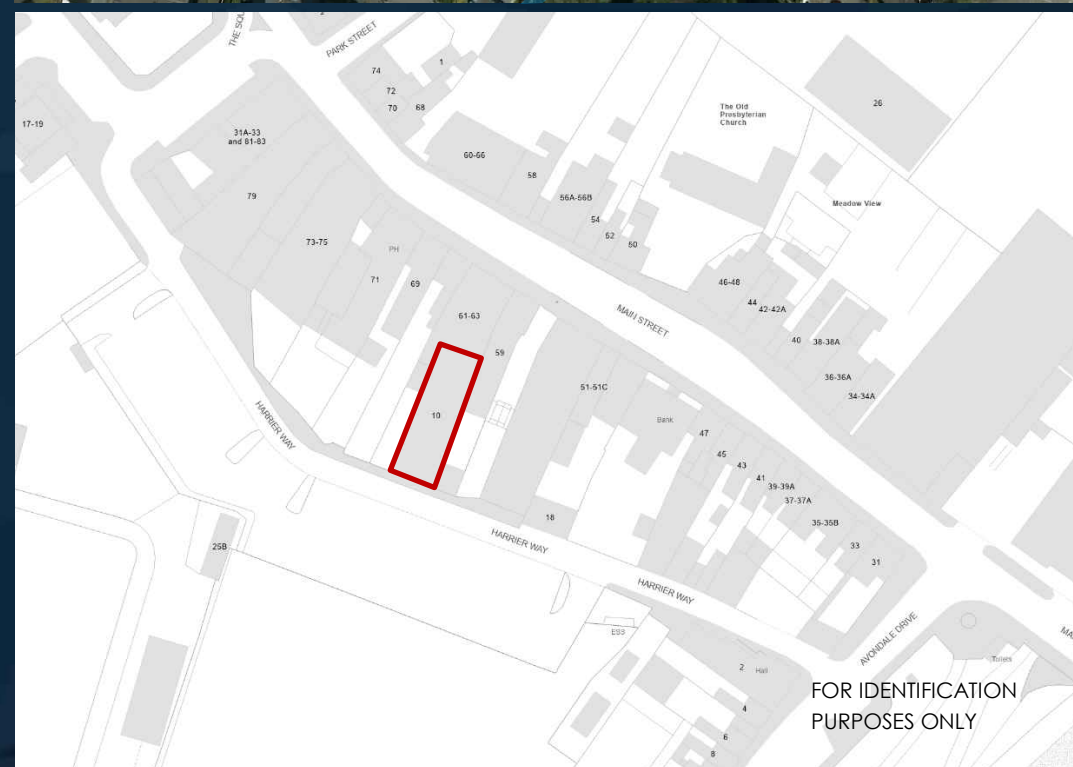
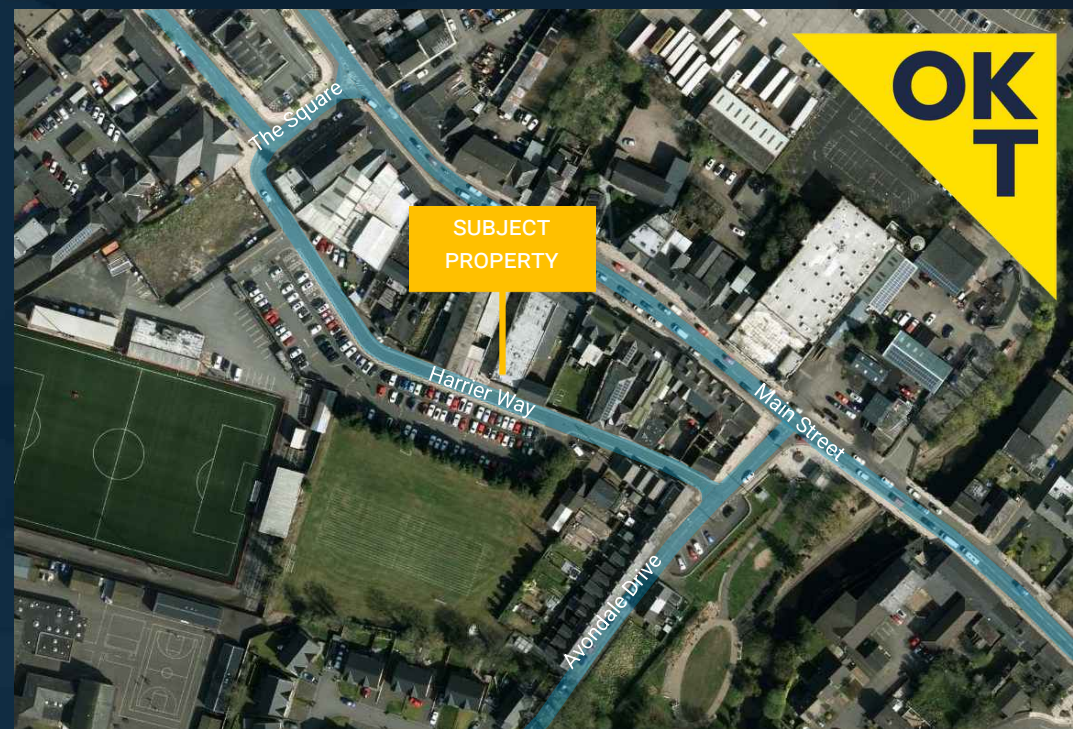
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Showroom / Workshop (eaves c. 4.3 m / 14 ft) including 2 no. offices & WC / kitchen area	c. 190 sq m	2,046 sq ft
First Floor Offices / Store	c. 34 sq m	365 sq ft
TOTAL ACCOMMODATION	c. 224 sq m	2,411 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: 7577



FOR IDENTIFICATION
PURPOSES ONLY

LEASE DETAILS

RENT: £15,000 per annum
 TERM: Negotiable
 REPAIRS / INSURANCE SERVICE CHARGE: Effective full repairing and insuring lease by way of service charge liability in respect of landlord's costs in maintaining the exterior of the building and common areas
 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.

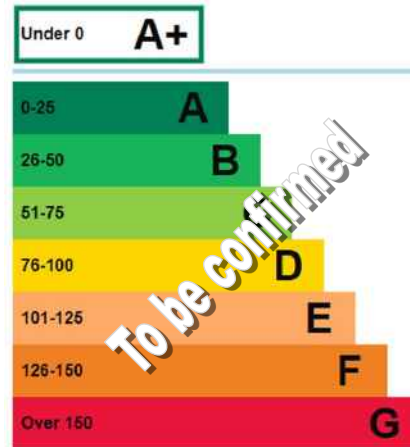


NAV (RATES PAYABLE)

NAV: £4,900

Estimated rates payable in accordance with LPS Website: £2,966

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

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