

An aerial photograph of an industrial estate. A large, two-story industrial unit with a corrugated metal roof and a yellow outline is the central focus. It has a sign that reads 'Mallusk Car Sales & More'. To its right is a larger, single-story industrial building with multiple bays and open doors, with several vans parked in front. To the left of the yellow-outlined unit is a paved area with a few cars and a large black truck. Further left is a road with more cars. In the background, there are other industrial buildings and a church with a prominent steeple. A yellow banner is at the top, and a large 'FOR SALE' text is at the bottom.

**OK
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LONG ESTABLISHED PROFITABLE BUSINESS FOR SALE

FOR SALE

Unit 9 Highgate Bus. Park, Trench Road, Mallusk BT36 4TY

Comprising Warehouse / Showroom & Offices extending to 8,342 sq ft (775 sq m)

LOCATION

Mallusk is on 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 network.

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport. The unit is in an enviable location within the centre of Mallusk located between the Mallusk and Trench Road.

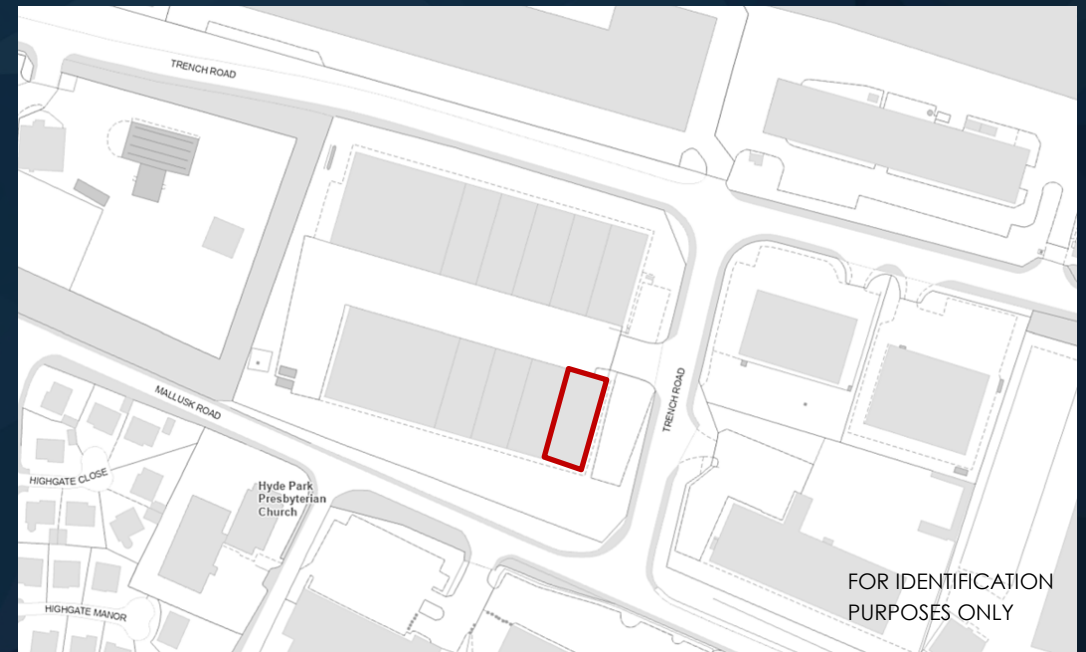
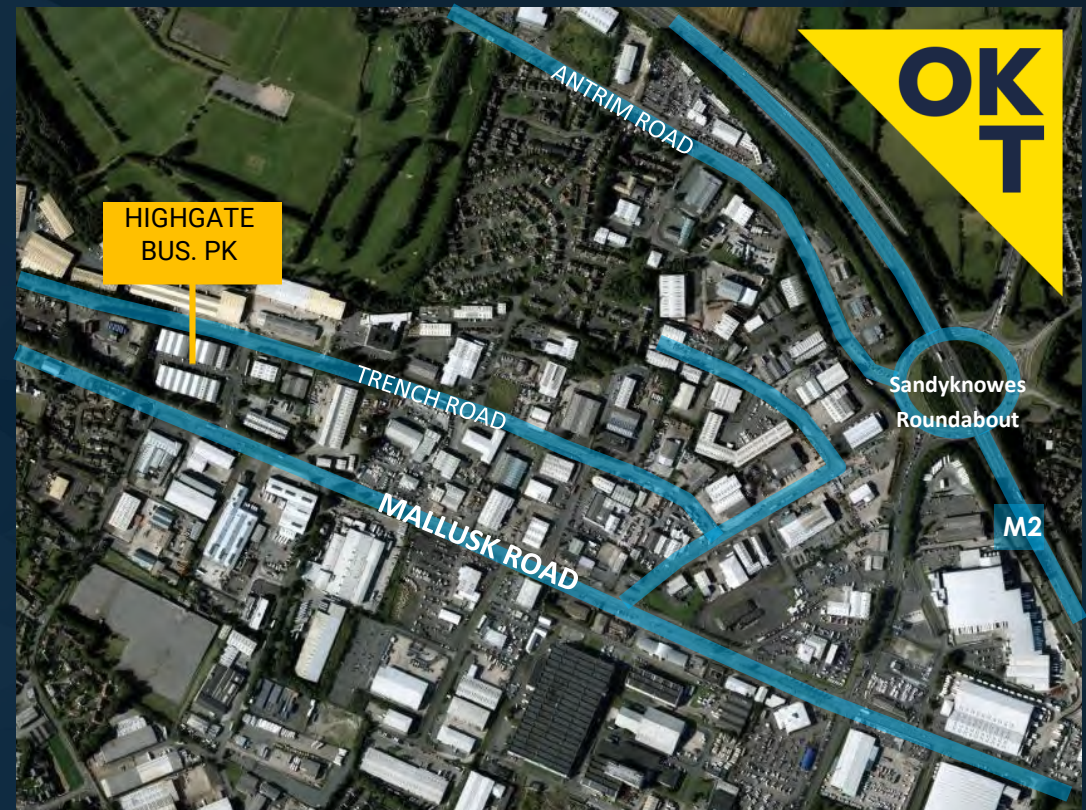
Neighbouring occupiers include Mac Autoparts, DK Joinery & Sheds, Kegs Direct NI and 1Stop Motor Shop.

DESCRIPTION

The subject comprises a warehouse which has been fitted to provide retail / showroom accommodation across ground and first floors with ancillary office / staff accommodation.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Showroom	55	592
Warehouse	435	4,682
FIRST FLOOR		
Showroom 2	232	2,497
Showroom 3	53	571
TOTAL ACCOMMODATION	775	8,342





**Unit 9 Highgate Bus. Park, Trench Road,
Mallusk BT36 4TY**



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/ukxi/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: 8361

DPD
IRELAND

WHITEHOUSE
ENGINEERING

MAGOWAN
TYRES

Unit 9

TRENCH ROAD

NEIGHBOURING OCCUPIERS



BUSINESS OPPORTUNITY

An opportunity to acquire an established trading business. The sale relates to the business only.

PRICE: Price on Application
ACCOUNTS: Available to bona fide parties on request
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

LEASE DETAILS

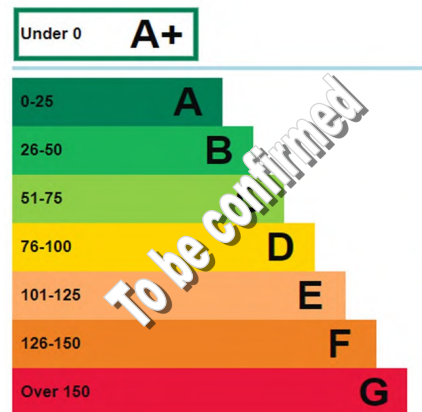
The successful purchaser will occupy the premises subject to the landlord's approval and will be responsible for the ongoing rent, service charge, rates, insurance and other occupational costs under the lease.

Copy lease available to bona fide parties on request.

NAV (RATES PAYABLE)

NAV: £20,300. Estimated rates payable in accordance with LPS Website: £12,287.

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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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.

