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TO LET

43 Mallusk Road, Mallusk, Newtownabbey BT36 4PP

Modern Showroom, Trade Counter and Warehouse (Potential to be sub-divided)

LOCATION

Mallusk is one 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 and International Airports, Belfast & Larne Harbours and the M1, M2 and 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 dual access points and 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 FT)	AREA (SQ M)
SHOWROOM		
Showroom	2904	269.74
Offices / Boardroom	1158	107.58
Kitchen	220	20.44
First Floor Office	288	26.76
First Floor Store	60	5.57
TOTAL	4,630	430.14

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
PARTS RECEPTION / TRADE COUNTER		
Trade Counter	428	39.76
Store	28	2.69
Warehouse / Workshop	3,300	306.58
Former Spray Booth	621	57.58
Mezzanine Store	484	44.97
TOTAL	4,861	451.69

OVERALL TOTAL ACCOMMODATION	9,491	881.83
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Please note: There is the potential to sub-divide the property, i.e. split the Showroom and Parts/Trade Counter - further details on request.

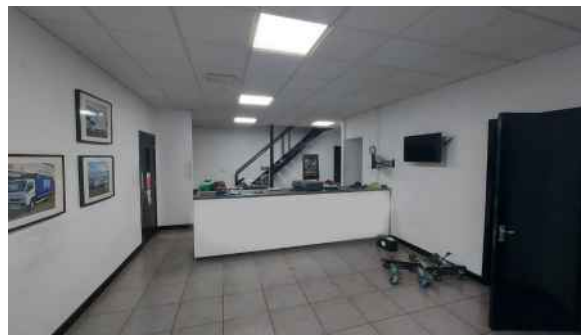


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Customer Due Diligence:

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: 9469

LEASE DETAILS

RENT: £100,000 per annum
TERM: Negotiable
REPAIRS/ INSURANCE: The property will be let on a full repairing and insuring basis

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

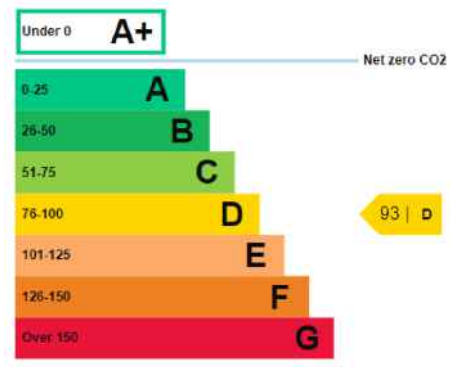
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (ESTIMATED RATES PAYABLE)

Car Showroom: £34,100 (£20,640)

Warehouse / Yard : £21,300 (£12,893)

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

JAMES CHRISTIE
james.christie@okt.co.uk

OKT

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.