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TO LET (By way of assignment)

Unit 2, 5 Larne Road, Ballynure, BT39 9UA

Office / Retail Unit with Planning Permission for Hot Food / Café extending to c. 136 sq m (1,464 sq ft)

LOCATION

Ballynure is a popular village located c. 3 miles from Ballyclare, the largest rural settlement within the Newtownabbey area. The village of Ballynure abuts the busy A8 road, the main vehicular route between the seaport of Larne and Belfast.

The subject itself fronts onto the Larne Road and forms part of the as part of the Ballynure Spar Petrol Filling Station complex.

DESCRIPTION

Established in 2006, the unit is superbly fitted to include painted / plastered walls, suspended washable ceiling with recessed / strip fluorescent lights, Amtico vinyl flooring, uPVC double glazed windows and gas fired heating with the serving and preparation areas having vinyl floors, washable wall surfaces and a range of high quality stainless steel preparation and storage units, fryer and counter.

The unit would be suitable for continued café or restaurant use or alternative office / retail / showroom use (STP).

Externally the unit benefits from c. 20 customer car parking spaces.

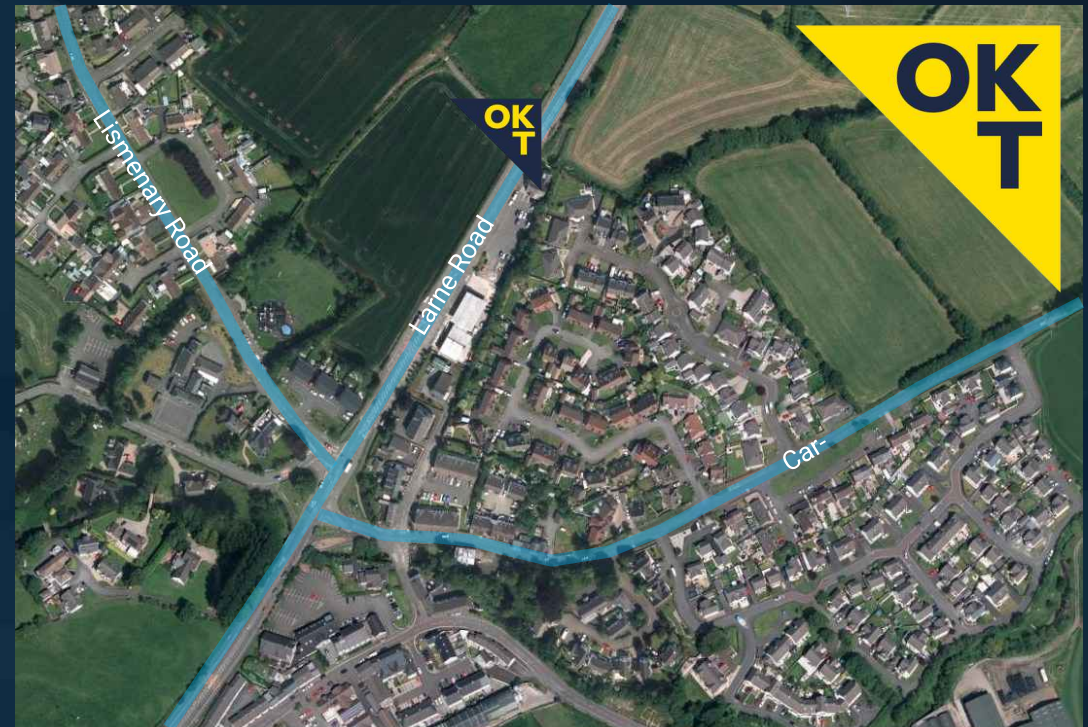
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Seating / Serving Area	c. 91	c. 982
Kitchen	c. 24	c. 253
Store	c. 6	c. 61
Outside Store	c. 3	c. 32
Staff W/C	c. 3	c. 38
2 x WC's	c. 9	c. 98
TOTAL ACCOMMODATION	c. 136 sq m	c. 1,464 sq ft

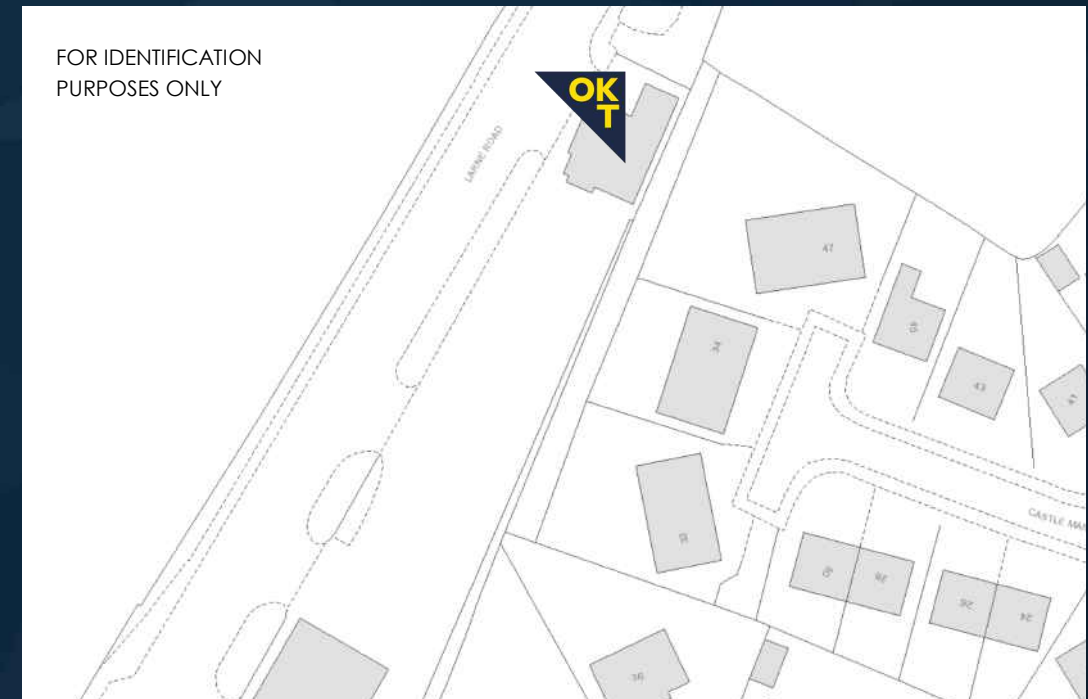
Customer Due Diligence:

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: 9644



FOR IDENTIFICATION
PURPOSES ONLY





LEASE DETAILS

RENT / TERM: To Let - By Way of Assignment. Details available on request
REPAIRS / INSURANCE: Full internal repairing and insuring lease
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)

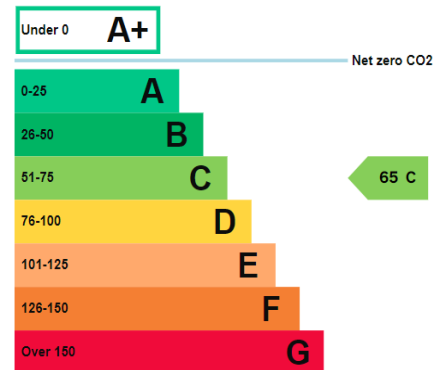
NAV: £7,150

Estimated rates payable in accordance with LPS
Website: £4,042.10

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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

This property's current energy rating is C.



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

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.

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