



**OK
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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

190 Hillhead Road, Ballyclare, Co Antrim BT39 9LP

Substantial Commercial Premises of c. 11,841 sq ft (1,099 sq m) together with a Detached 2 Bed Bungalow on a c. 3.2 Acre Site

LOCATION

Ballyclare is the largest settlement within Newtownabbey. The town is located c. 12 miles north of Belfast, c. 11 miles from Antrim, c. 15 miles from Ballymena, c. 3.5 miles from the M2 motorway intersection at Templepatrick and c. 5 miles from Mallusk

The subject property is located on the Hillhead Road, approximately 1.5 miles from the town centre and is directly accessed by the A8 dual carriageway.

DESCRIPTION

The subject property comprises both a private residence and commercial premises with a range of warehouses of steel portal construction and metal cladding, roller shutter doors, and concrete flooring. The site benefits from dual access on the Hillhead Road.

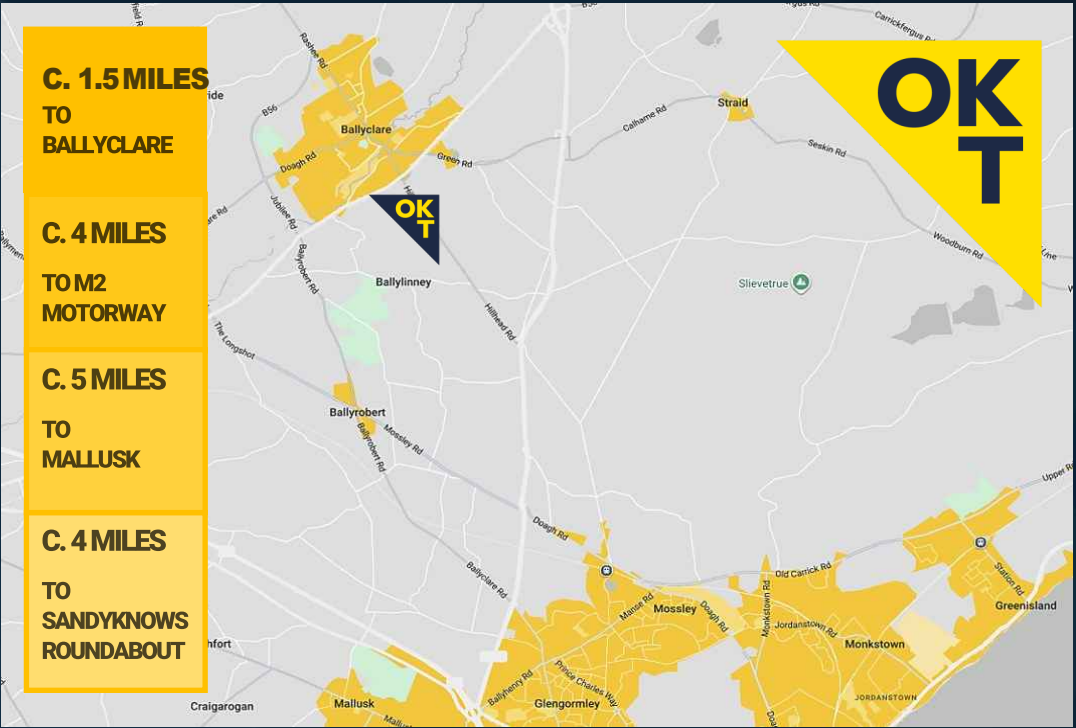
The private dwelling fronting Hillhead Road comprises a chalet bungalow with a kitchen / dining area, 2 receptions, bathroom and 2 double en-suite bedrooms. The property is surrounded by attractive gardens, with both commercial and residential parts of the site securely fenced and gated.

The commercial buildings and dwelling sit on a site of c. 1.3 ares and are adjoined by c. 1.9 acre Agricultural lands which may have “hope value” for future development (STPP).

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse Unit 1	291	3,135
Warehouse Unit 2	209	2,250
Warehouse Unit 3	167	1,800
Warehouse Unit 4	135	1,456
Warehouse Unit 5	297	3,200
Chalet Bungalow	130	1,410
TOTAL ACCOMMODATION	1,231	13,251

Note: a breakdown of the chalet bungalow accommodation is available 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/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: 10601



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REF: 10601

SALES DETAILS

PRICE: Offers in the region of £975,000

TENURE: We understand the property is held by way of a long leasehold title of 9,000 years. Further details on request.

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.



RATES PAYABLE

Capital Value (190 Hillhead Road): £120,000

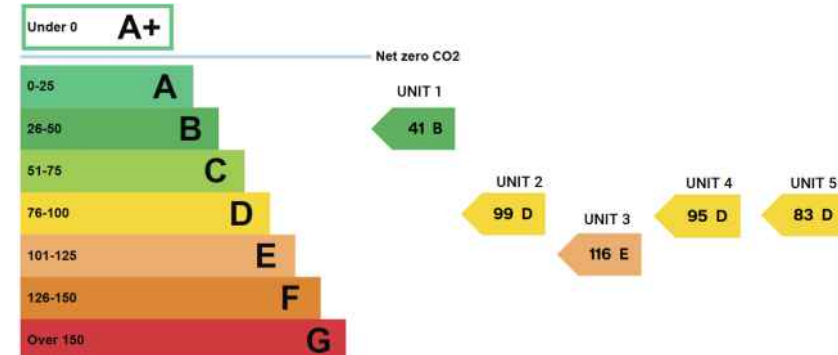
Estimated rates payable in accordance with LPS Website: £1,198

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

EPC: CHALET BUNGALOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		

EPC: WAREHOUSES



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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.