



TO LET Drive-Thru Restaurant

Main Street, Moira, Craigavon, BT67 0LE



OKT
O'CONNOR KENNEDY TURTLE

LOCATION / DESCRIPTION

Moira is a popular commuter town situated c. 18 miles south of Belfast and c. 10 miles from Lisburn, with a resident population of c. 4,500 persons.

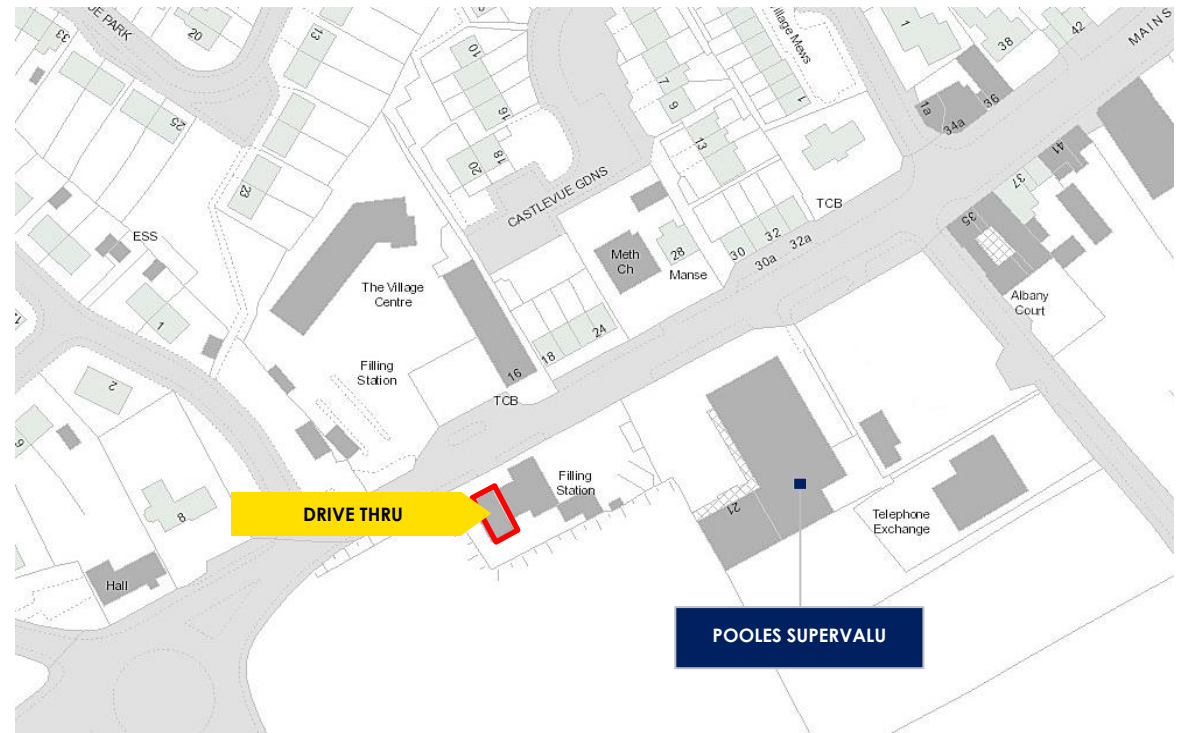
The town benefits from excellent transport links being located c. 1 mile from the Junction 9 roundabout interchange, providing ease of access to the M1 Motorway and A26 / Airport Road and is a key station on the Belfast to Dublin train route.

Moira is a popular destination, drawing custom from the neighbouring villages of Magheraberry, Aghalee, Magherlin, and Dollingstown as well as the wider catchment area.

The subject drive thru opportunity is prominently located on Main Street, in close proximity to the old Kilmore Road Roundabout in the heart of Moira town centre. The property comprises a stand alone retail unit immediately adjoining the Maxol Pay at the Pump Petrol Filling Station and benefits from hot food / takeaway consent and a unique drive-thru offering.

Internally the property provides open plan accommodation fitted to include glazed aluminium shop front, plastered / papered walls, spot lighting, air conditioning, WC's and 2 No. drive-thru windows. The site also provides c. 18 communal car parking spaces.

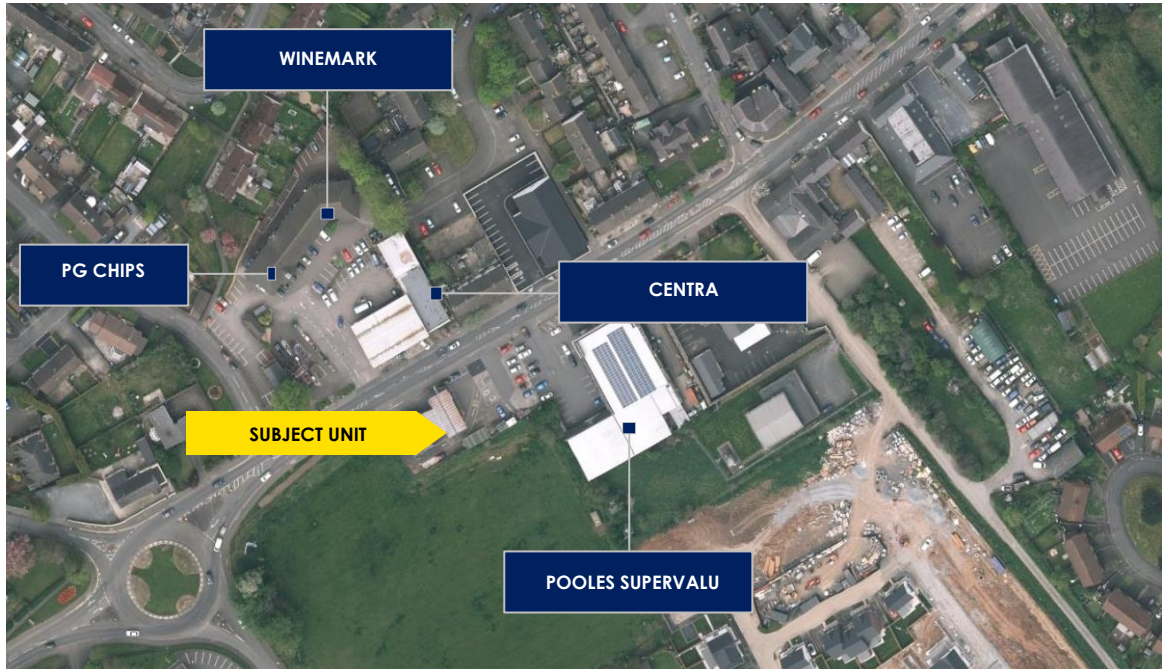
Neighbouring occupiers include SuperValu, Maxol PFS, Centra, Winemark and PG Chips.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
15a Main Street, Moira – Retail Area	c. 83 sq m	902 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.

LEASE DETAILS

RENT: £17,500 per annum
 TERM: Subject to periodic upward only rent reviews
 REPAIRS / INSURANCE: Full repairing and insuring lease
 VAT: All prices, outgoings etc. are exclusive of, but may be subject to VAT

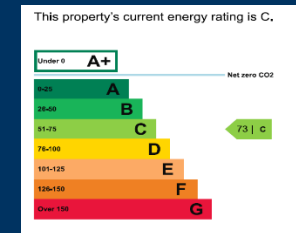
NAV

From our review of the Land and Property Service online website, the NAV for the drive thru is £14,800. The commercial rate in the pound for 2021 / 2022 is £0.543147.

Note – LPS Small Business Rate Relief for premises with an NAV of more than £5,000 but less than £15,000 is 20%

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC



15A Main Street, Moira

FURTHER DETAILS



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 Our Ref: IMCC/EC/7737

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.