



**FOR
SALE**

OFFERS IN REGION OF

£450,000

**Industrial Investment
Sale**

CONTACT

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Crankill Business Park, Ballymena, BT43 5NL

An excellent opportunity to acquire a well-positioned multi-let industrial investment offering diversified income from multiple occupiers.

SITE SIZE

c.1.15 acres

PROPERTY ANNUAL INCOME

c. £50,000 per annum

ESTABLISHED TENANTS

Furbies Doggy Daycare
Waveney Tyres
MK Automotive

POTENTIAL ADDITIONAL RENTAL INCOME

c. £20,000 per annum

LOCATION

Located within an established commercial area, the property provides a strong and resilient rental stream with asset management and future growth potential. An attractive investment for purchasers seeking stable income, tenant diversification, and long-term capital appreciation. The property also benefits from easy access to the main A26 transport corridor and benefits from high volumes of passing vehicular traffic.

All maps and plans are for identification purposes only.



LEASE DETAILS

PROPERTY	Unit 1, Waveney Tyres
TERM	5 years from 1st Feb 2025
RENT	£15,468 per annum
NIA	c. 3.556 Sqft / c. 330.60 Sqm
PROPERTY	Unit 2, MK Automotive NI
TERM	5 years 1st July 2026
RENT	£12,000 per annum (Years 1 to 3) £14,000 per annum (Years 4 to 5)
NIA	c. 3.982 Sqft / c. 369.89 Sqm
PROPERTY	Unit 3, Furbies Doggy Daycare
TERM	5 years from 1st Feb 2025
RENT	£23,004 per annum
NIA	c. 5,015 Sqft / c. 469.90 Sqm

PROPERTY	Unit 4
NIA	c. 1.080 Sqft / c. 100.33 Sqm
PROPERTY	Unit 5
NIA	c. 5,500 Sqft / c. 510.96

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Park, Ballymena,
BT43 5NL



SALES DETAILS

ASKING PRICE

Offers in region of £450,000

TENURE

Assumed to be freehold.

VAT

All outgoing and rentals are quoted exclusive of but may be liable to VAT.

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