

For Sale

Warehouse / Office Investment Opportunity Producing £100,00 per annum.

5 Orchard Close, Co Antrim, BT41 2RZ



SALE AND LEASEBACK OPPORTUNITY

For Sale 5 Orchard Close, Antrim, Co Antrim, BT41 2RZ

Location

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from excellent transport links to the M2 Motorway and A26, which provides quick and direct access to all parts of the Province, Belfast International Airport and Belfast and Larne Ports. The subject is located on Orchard Close, just off the main Greystone Road (B95) which is only 1.5 miles / 3 mins drive from the M2 (and wider road network) via the Rathbeg Roundabout.

Neighbouring commercial occupiers include SAM Mouldings, Golden Popcorn, Journey Community Church, Iron Mountain, SFG Forwarding and Royal Mail.

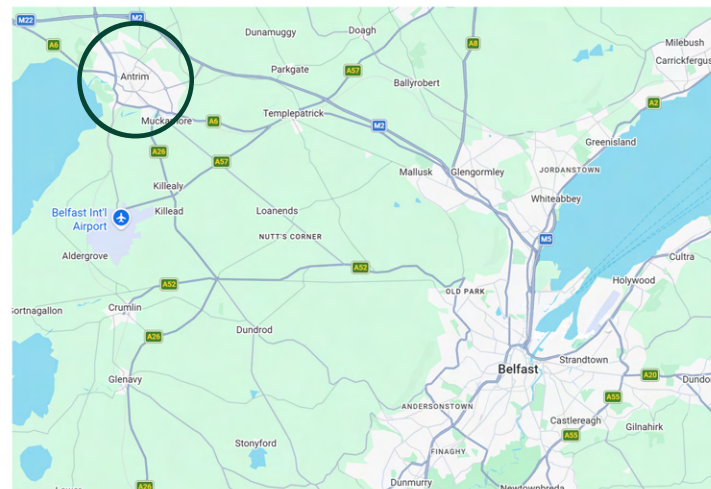


Description

The subject property, constructed c. 2007, is of portal steel frame construction with part insulated architectural blockwork / part double skin profile steel elevations with double skin profile steel roof with translucent panels providing good levels of natural light. Internally the warehouse has a smooth screed concrete floor, suspended low energy lighting, 3 phase electricity and a dust extraction system that provides heating for the main warehouse.

The office block is fitted to include painted / plastered walls, perimeter trunking, wood laminate flooring with generous kitchen / canteen and oil fired heating.

Externally this self contained site has a full concrete apron with loading dock and has a fenced and gated perimeter.



 **2 miles** FROM ANTRIM TOWN CENTRE

 **M2** IN CLOSE PROXIMITY

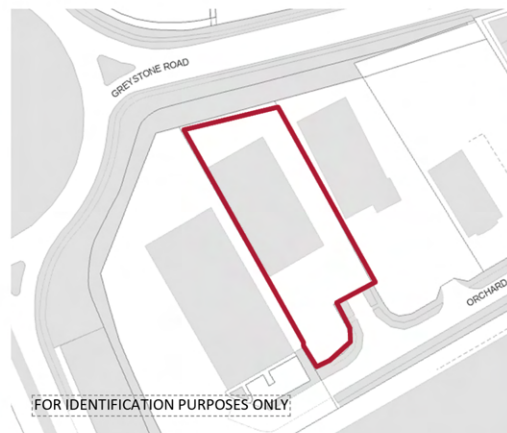
 **2 miles** FROM BELFAST INT. AIRPORT

 **17 miles** FROM BELFAST CITY CENTRE

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ACCOMODATION

DESCRIPTION	Sq M	Sq Ft
Warehouse (with loading dock & including store of 275 sq ft) Eaves of 17ft with c.21ft apex	c. 1,392	14,982
Mezzanine Stores	c. 163	1,753
Offices (including kitchen, canteen & stores)	c. 116	1,249
WC Facilities		
TOTAL ACCOMODATION	c. 1,670	17,984



TENANCY

Tenant:	Oakfield Cabinets Ltd
Term:	15 years from completion of sale
Initial Rent:	£100,000 plus VAT
Rent Review:	5 yearly rent reviews
Repairs & insurance:	Full repairing and insuring basis
Other costs:	Tenant responsible for all business rates, water charges and utilities.
VAT:	VAT is payable.

TENANT OVERVIEW

Oakfield Cabinets Ltd is a manufacturer of kitchen, bedroom and bespoke cabinet products. They supply both private clients and specialist fit out companies in the residential and commercial sectors across Ireland and have been in operation since 1990. Click [here](#) for link to Companies House Listing. Additional information on the tenant including a more detailed synopsis can be provided upon request.



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SALES DETAILS

PRICE:

We are instructed to seek offers in the region of £1,300,000
(One million three hundred thousand pounds).

TITLE:

The property is held on a long leasehold title subject to nominal ground rent.
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

NAV: £50,000

Estimated Rates Payable in accordance with LPS: £30,265.

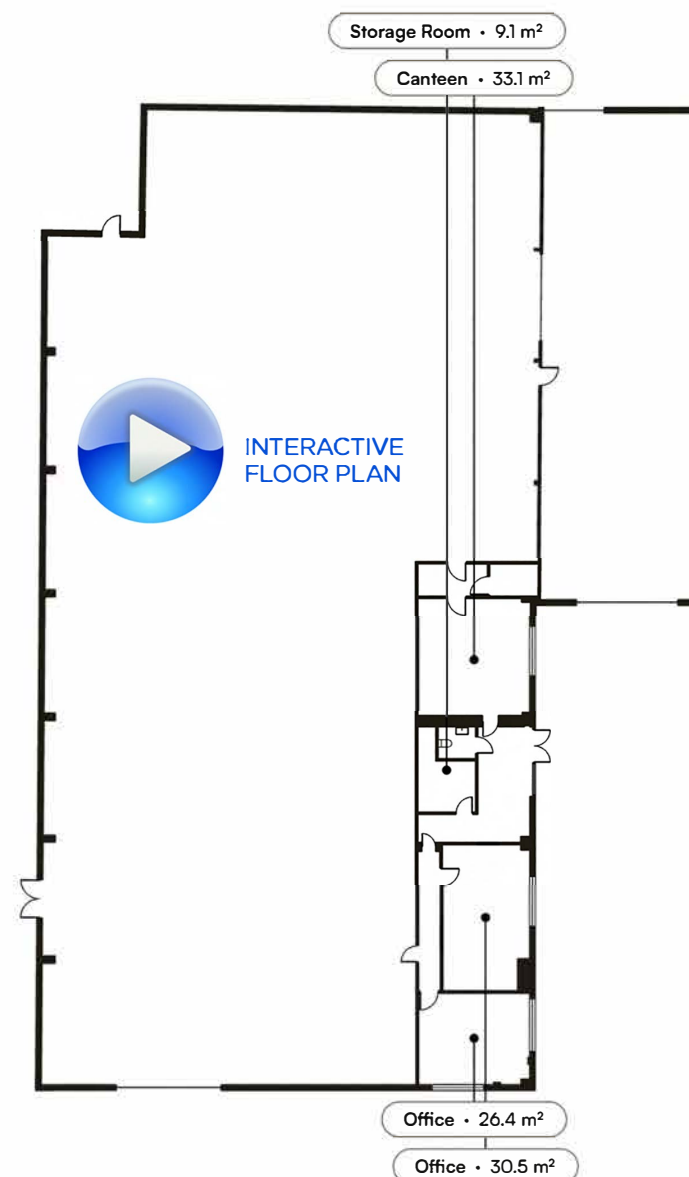
Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

We are advised that the property is elected for VAT

EPC

To be confirmed.



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EPC Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

TO BE Confirmed

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For further information please contact

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For access, further information and/or register your interest, please contact our commercial team today
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