



For Sale Fully Let Mixed Use Investment
31 Main Street, Ballynure, Ballyclare BT39 9TU


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

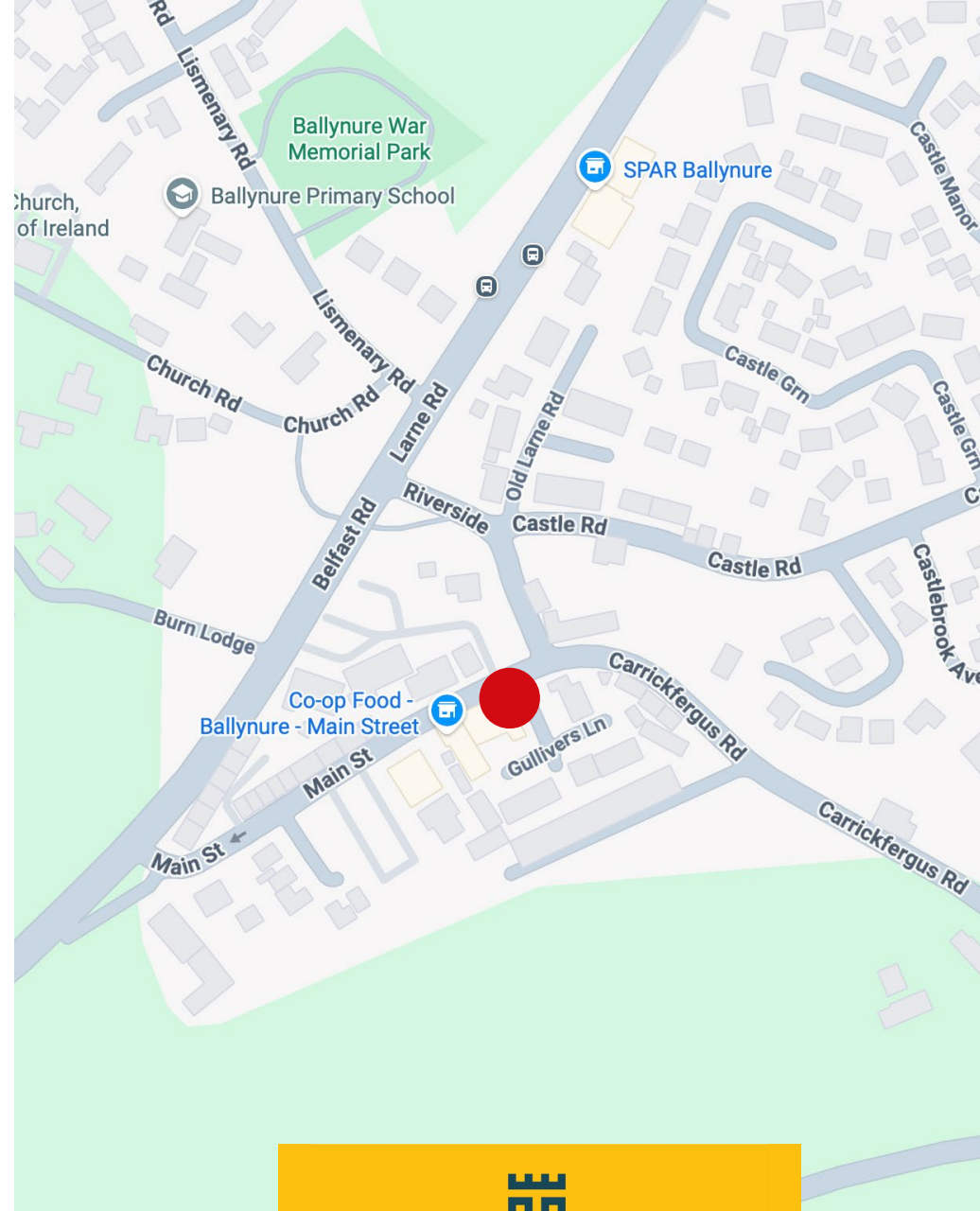
- Fully let mixed-use commercial property producing a current gross rental income of £17,280 per annum.
- Prominent location fronting Main Street, Ballynure, in the heart of the village, approximately 4 miles south of Ballyclare and benefiting from excellent connectivity to Belfast, Larne and the surrounding road network.
- Comprising ground floor commercial units, fully let to separate occupiers, providing a secure and diversified rental income stream.

LOCATION

- The subject occupies a prominent location fronting onto Main Street, Ballynure, in the heart of the village centre, approximately 4 miles south of Ballyclare and 15 miles north of Belfast City Centre.
- Ballynure is a well-established village settlement, benefiting from consistent local trade and passing vehicular traffic, with a range of retail, service and community uses located throughout the immediate area.
- The location benefits from excellent connectivity to the surrounding area via the A8 Belfast to Larne Road and M2 Motorway network, providing convenient access to Ballyclare, Belfast, Larne and the wider regional road network. Public transport services and on-street parking facilities are available within close proximity to the subject property.

DESCRIPTION

- The subject comprises a commercial investment property occupying a prominent position on Main Street, Ballynure, and extending to provide well-presented accommodation within the village centre.
- The property is fully let to separate commercial occupiers and currently produces a gross rental income of £17,280 per annum.



For Sale Fully Let Mixed Use Investment

31 Main Street, Ballynure, Ballyclare BT39 9TU



ACCOMMODATION

Address	Tenant	Lease	Rent PA	Estimated Rates Payable 25/26
31 Main St	The Wee Corner Shop	3 years from 01/09/2026	£5,760	£1,362
31A Main St	All About You Beauty	3 years from 01/09/2026	£5,760	£696
31B Main St	MCN Barbers	3 years from 01/09/2026	£5,760	£605

RATES INFORMATION

31 Main Street	31A Main Street	31B Main Street
NAV: £2,250	NAV: £1,150	NAV: £1,000
0.6053	0.6053	0.6053
Rates Payable: £1,362	Rates Payable: £696	Rates Payable: £605

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PRICE

We are seeking offers in the region of £175,000, exclusive.

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



For Sale Fully Let Mixed Use Investment

31 Main Street, Ballynure, Ballyclare BT39 9TU



McKIBBIN
COMMERCIAL

028 90 500 100

EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

Nathan Macauley

nm@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukxi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



Follow us for up-to-date news and information!



McKIBBIN
COMMERCIAL

028 90 500 100