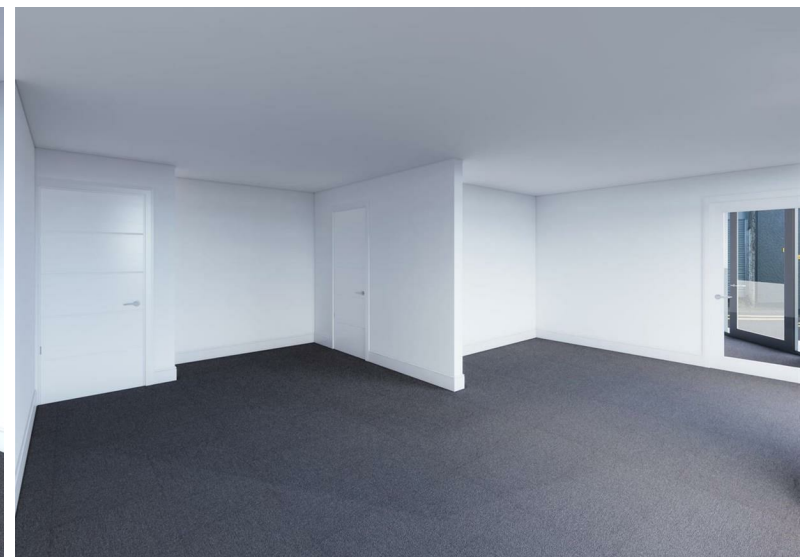
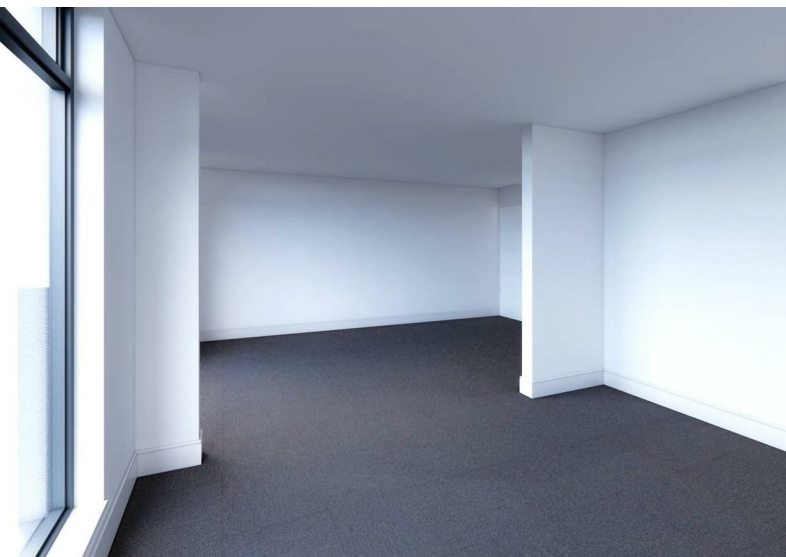




Amelia House, Unit 3, 2 Avondale Drive, Ballyclare, BT39 9EA

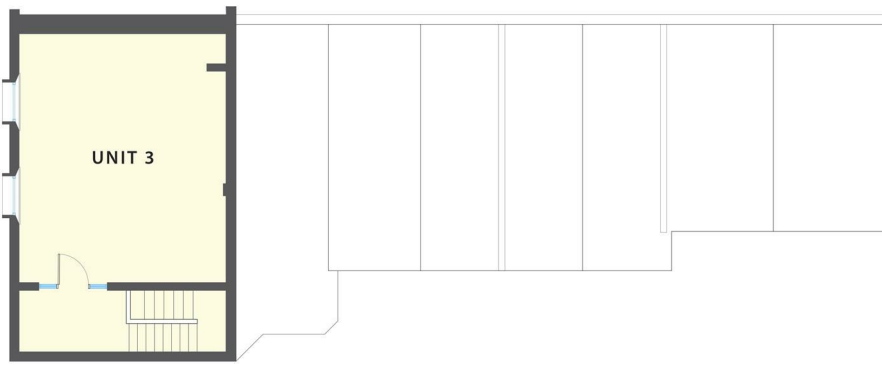
- Two Storey Commercial Premises
- Includes c.250 Sq Ft Basement Store
- Spacious Retail Unit / Studio / Office Suites
- Rent: £11,400 Per Annum
- Lease: Full Repairing And Insuring Terms
- Accommodation Extending To c.1,200 Sq Ft
- Prominent Location Off Avondale Drive
- Refurbished and Modernised
- Term: 3-5 Year Lease
- Available Start Of June 2025

£950 Per Month

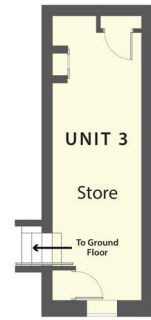


Unit 3, 2 Avondale Drive, Ballyclare, BT39 9EA

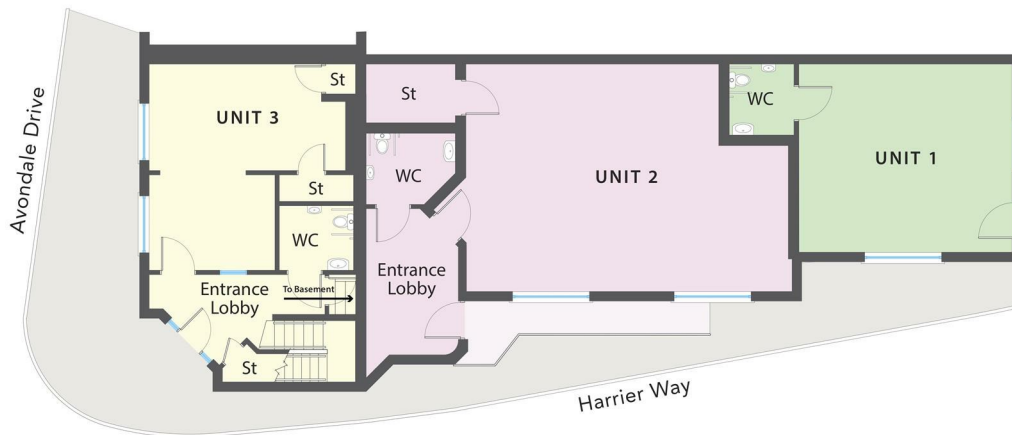
FIRST FLOOR



BASEMENT



GROUND FLOOR



Unique opportunity to rent a refurbished, two storey commercial premises, extending to c.1,200 sq ft of accommodation plus c.250 sqft basement store, prominently situated in the heart of Ballyclare.

Located on the junction of Avondale Drive and Harrier Way, the subject property is positioned on the periphery of the town square in Ballyclare, in close proximity to schools and the main retail pitch which encompasses other retailers such as Asda, The Fig Design Company, and Jill Jones Bridal shop, and is approximately 14 miles north of Belfast via the M2 motorway, 12 miles east of Antrim (town) and 12 miles south west of Larne. The town has good transport links as it is located approximately 5 miles from the M2 motorway, 12 miles from Belfast International Airport and 12 miles from Larne Port.

The premises comprises aluminium framed, double glazed front door with roller shutter door over, entrance lobby, first fixed for installation of furnished cloakroom with two piece suite, two ground floor studios/offices, first floor studio/retail unit/office suite encompassing twin feature 'Porthole style' windows, and basement store extending to c.250 sq ft.

The property further benefits from three phase electricity supply, plastered and painted internal walls, mains water supply, generous electrical specification throughout, and being in close proximity to main public car park.

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Early viewing highly recommended to avoid disappointment.



ACCOMMODATION

GROUND FLOOR

Aluminium framed, double glazed front door leading into:

ENTRANCE LOBBY

Access to built in store. Stairwells leading to basement store and first floor.

FURNISHED CLOAKROOM

First fixed for installation of furnished cloakroom with two piece suite.

STUDIO / OFFICE 1 12'8" x 9'7" (3.88m x 2.94m)

Plastered and painted internal walls. Picture window to front elevation. Generous electrical specification throughout. Open into:

STUDIO / OFFICE 2 19'10" x 10'9" (6.06m x 3.29m)

Plastered and painted internal walls. Picture window to front elevation. Generous electrical specification throughout. Built in stores.

FIRST FLOOR

LANDING

MAIN RETAIL UNIT / STUDIO / OFFICE SPACE 25'2" x 20'11" (7.68m x 6.39m)

Twin feature 'Porthole style' windows. Plastered and painted internal walls. Generous electrical specification throughout. Access to:

BASEMENT STORE 28'9" x 9'0" (wps) (8.78m x 2.76m (wps))

IMPORTANT NOTE TO ALL POTENTIAL TENANTS

Images are examples of specification to be fitted and for illustration purposes only. We have not tested the services or systems in this property. Tenants should make/commission their own inspections if they feel it is necessary. CGI's are for illustrative purposes only. Additional options/extras may be considered but they can

COLIN GRAHAM RESIDENTIAL

...WE RENT COMMERCIAL

only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage. This specification and measurements are for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT