

For Sale

10a Riada Avenue, Ballymoney

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northern real estate
we value property

Summary

- Unique Industrial Premises with On Site Parking
- NIA of approx c.9,430 sq ft (c.876.05 sq m) and Site size of c. 0.5 acre.
- The premises are perfectly located on the cusp of Ballymoney town uniquely close to the main A26 transport corridor.
- This opportunity is available by way of straight forward purchase.
- The property is finished to an excellent standard to include modern office accommodation with lift access to the first floor, kitchen, w/c and training facilities with open plan warehousing to the rear .
- Suitable for owner occupier or for industrial investors but consideration may also be given to parties interested in leasing.

Industrial

Offers Around - £480,000

Accommodation

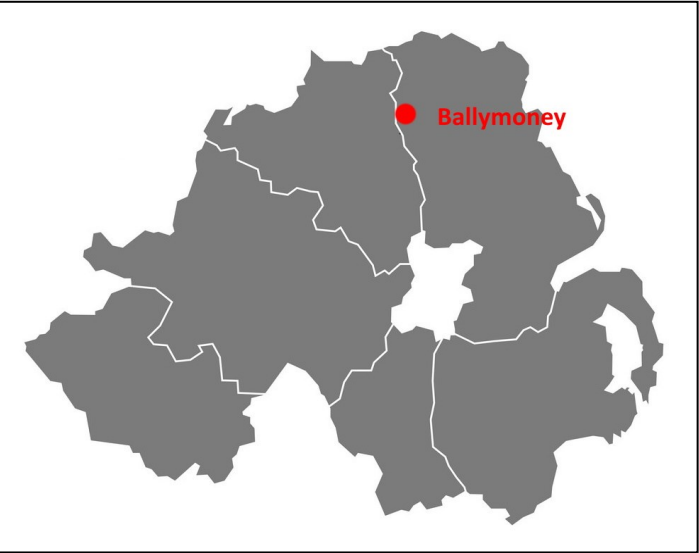
Gross Internal Area

Total GIA:
c.9,430 sq ft c. 876.05 sq m

Ground Floor:
c.7,767 sq ft c. 721.55 sq m

First Floor Mezzanine:
c. 1,663 sq ft c. 154.50 sq m

Location



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Price:
Offers Around £480,000

Tenure:
Assumed to be freehold

NAV:
£18,900

Non-Domestic Rate in £:
0.588556

VAT:
All outgoings and rentals are quoted exclusive of but may be liable to VAT

Viewing:
Strictly by appointment through agent

EPC:

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