



For Sale Excellent Investment
With Long Term Income (10 Years)

Kerr's Tyres & Euro Hand Car Wash, Cockpit Brae, Ballymoney BT53 6JN



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COMMERCIAL

028 90 500 100

DESCRIPTION

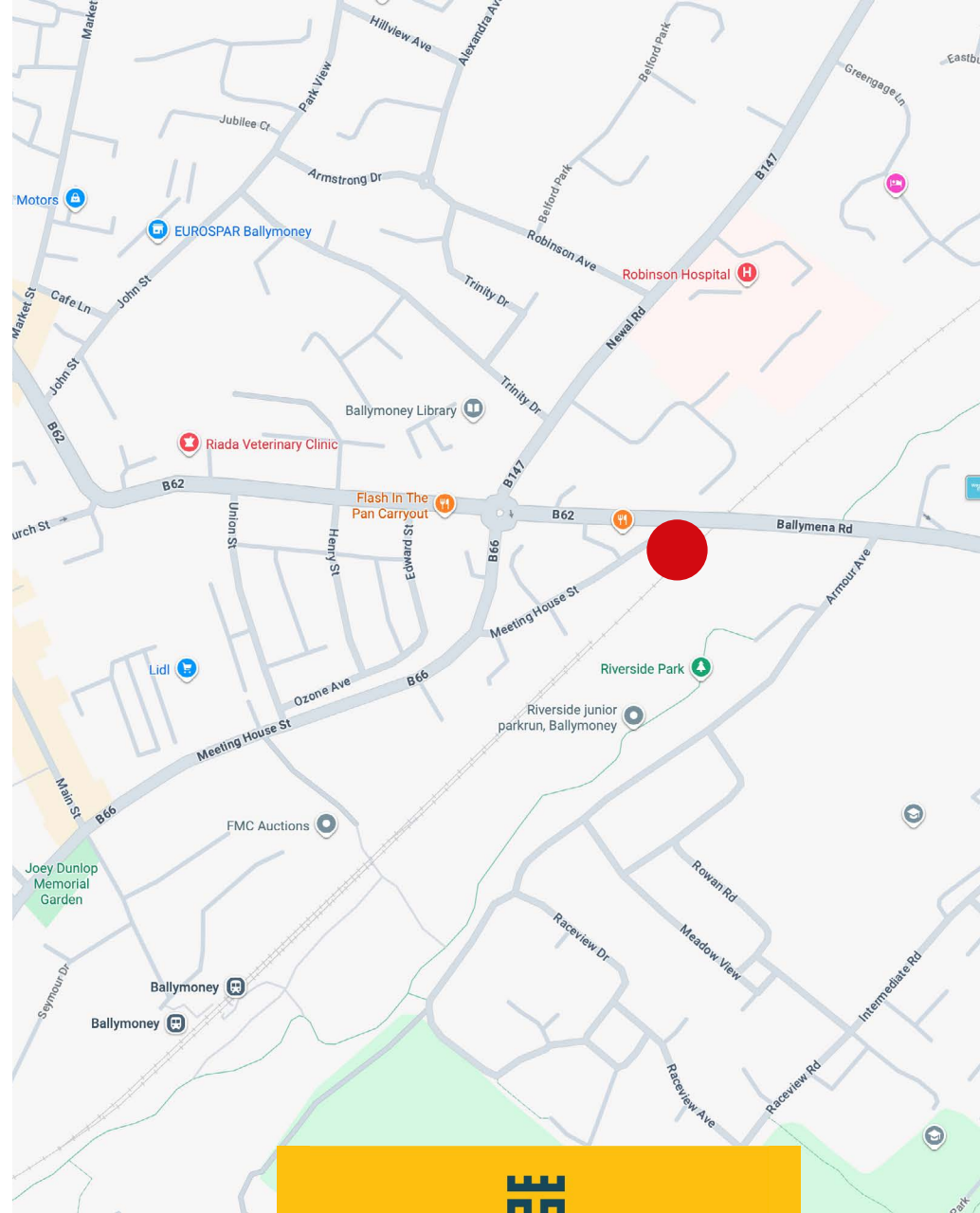
- The subject premises comprise a newly purpose-built tyre depot and separate car wash to side, operated by Euro Hand Car Wash.
- Kerrs Tyres have 25 branches in Northern Ireland and 3 in the Republic. They have an Experian rating of 100 out of 100 (very low risk) and are widely considered as market leaders.

LOCATION

- Ballymoney benefits from strong transport connections via the A26, providing direct access to Coleraine, Ballymena and Belfast.
- The subject property offers an accessible location on Cockpit Brae, just off Rodeing Foot in Ballymoney, within easy reach of the town centre.

ACCOMMODATION

Kerrs Tyres	Sq M	Sq Ft
Warehouse/Fitting Bay	194.35	2,092
Reception area	29.28	315
Office	9.48	102
Mezzanine Storage	58.83	633
Total	291.94	3,142
Yard	860.00	9,264
Portacabin	21.00	226



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LEASE DETAILS

Kerr's Tyres Limited

Term: 10 years from 7th October 2025
Rent: £30,000 per annum, exclusive of VAT, service charge and rates.
Repairs: Full repairing and insuring.
Rent Review: Upwards only after the fifth year – CPI increases capped at 15%.
Service Charge: For fair proportion of shared site costs.

Qamil Isaj t/a Euro Hand Car Wash

Term: 10 years from 1st November 2025.
Rent: £15,000 per annum, exclusive of VAT, service charge and rates.
Rent Review: Upwards only after the fifth year – CPI increases capped at 15%.
Service Charge: For fair proportion of shared site costs.

COVENANT

Kerr's Tyres have 23 branches in Northern Ireland and 3 in Republic of Ireland.
They have an Experian rating of 100 (very low risk and max score)

Qamil Isaj t/a Euro Hand Car Wash has 15 outlets throughout Northern Ireland.
They have paid a 3 month rental deposit as security.

TITLE

Long Leasehold, subject to a nominal ground rent.

RATES

To be re-assessed.

VAT

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

PRICE

Offers in the region of £550,000.



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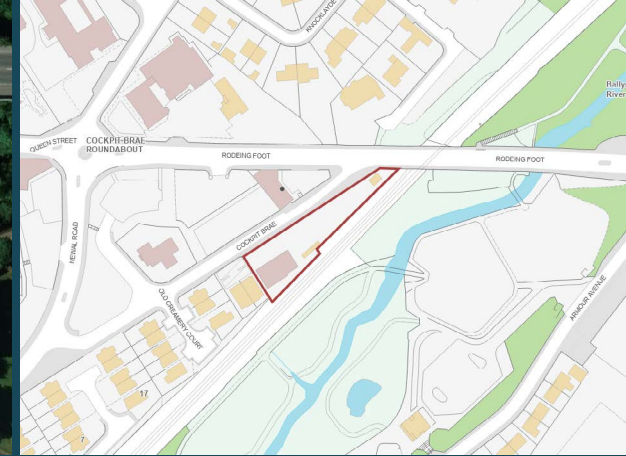


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EPC

Awaiting EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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