

For Sale

Unit 11a, Ballybrakes Business Park, Ballymoney



Summary

- Commercial Investment Opportunity.
- The property is let to Mr Worx Ltd on a 10 year term at an annual rental of £80,000.
- The property is located within the popular Ballybrakes Business Park within the town and is situated in close proximity to a number of arterial routes linking the North Coast and Belfast to L'Derry.
- Gross Internal Area c.21,510 sq ft (c. 1998.35 sq m).
- The premises are finished externally to a modern standard with composite cladding and has the benefit of a fully enclosed tarmaced yard space to the front.
- Internally the property has had a refit to offices and showroom which include suspended ceilings, electric wall mounted heating and automatic lighting.

Industrial Investment Opportunity

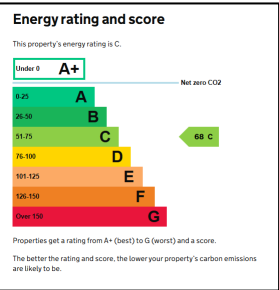
Price: O/A £950,000

Accommodation

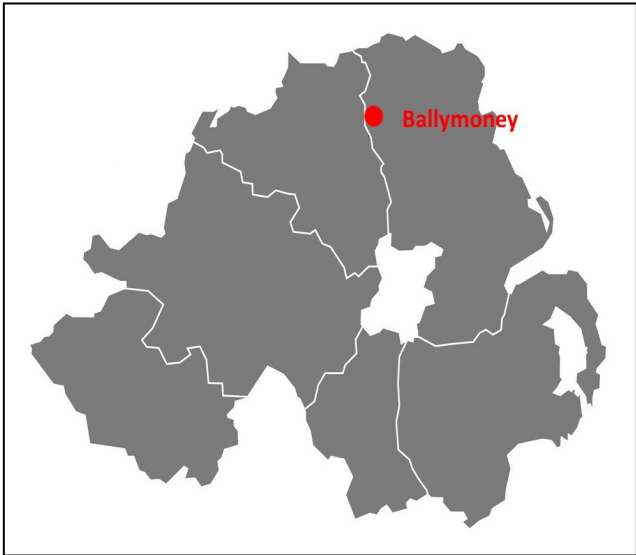
Gross Internal Area

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c. 21,510 sq ft (c. 1998.35 sq m)

EPC



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Price:
Offers Around £950,000

Service Charge:
£1,000 per annum

Tenure:
10,000 year lease from 23rd August 1993

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

Lease Details

Rent:
£80,000 per annum

Term:
10 Year lease from 1st October 2024

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal Plate Glass & Roller Shutter Repairing

Non-Domestic rate in the £ 0.585482

NAV:
£29,200

Viewing:
Strictly by appointment through agent

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

