



**For Sale / To Let Office Building**  
1 Ballymena Road, Doagh, Ballyclare BT39 0QR



**McKIBBIN**  
COMMERCIAL

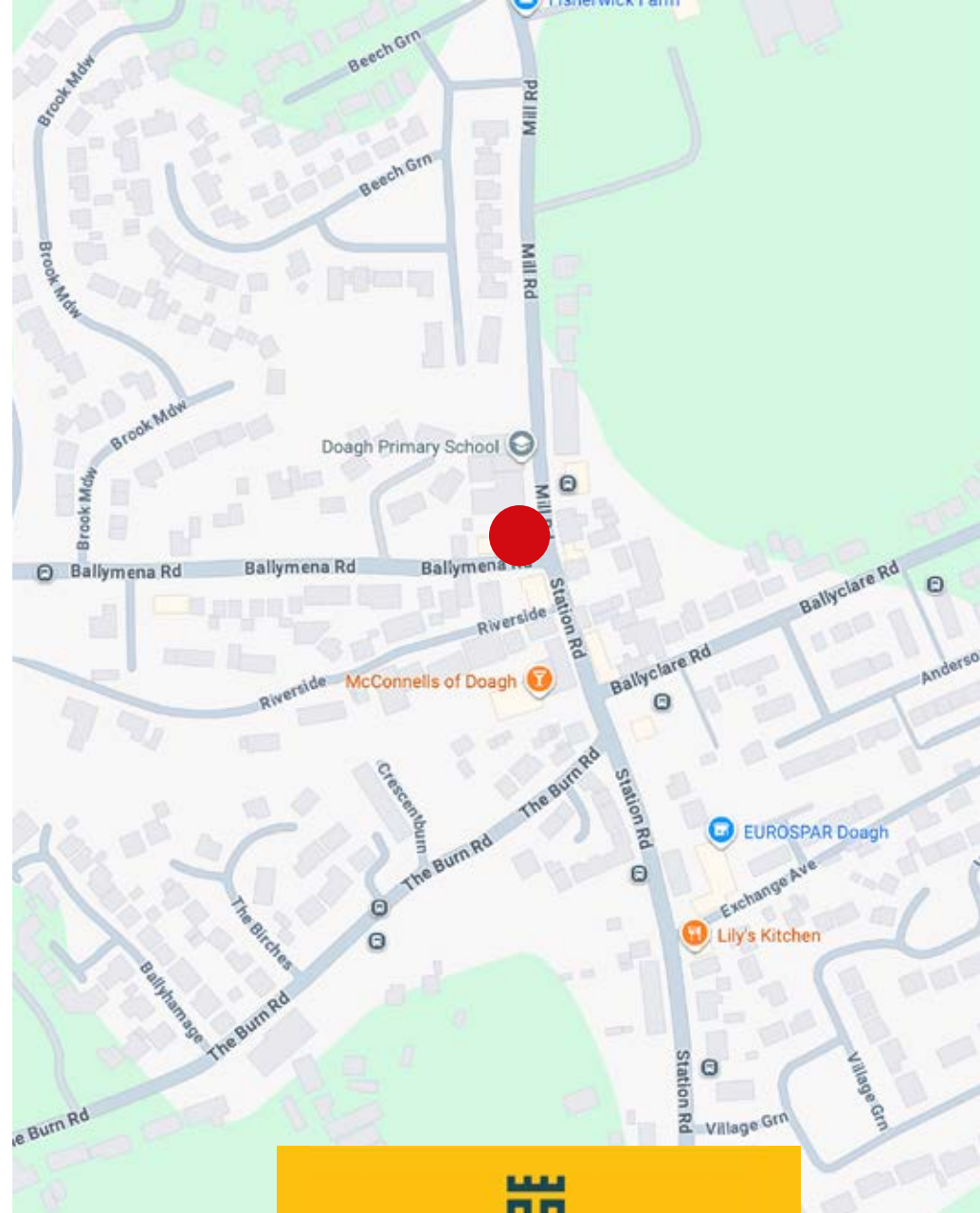
**028 90 500 100**

## DESCRIPTION AND LOCATION

- 1 Ballymena Road is located in the heart of Doagh village, approximately two miles south-west of Ballyclare and within convenient commuting distance of Belfast.
- The area benefits from a mix of residential, retail and local business uses, providing a strong village setting with nearby amenities and good transport links.
- The property can be leased on a ground-and-first-floor basis, offering flexibility for different business requirements.
- There are 2 dedicated car parking spaces provided on site.
- The accommodation comprises sectioned private offices finished to a good standard, suitable for office or small-business use, with modern internal services installed.

## ACCOMMODATION

Floor	Description	Sq Ft	Sq M
Ground floor	Offices/Kitchen	1,900	176.6
	Store	69	6.4
	Ladies and Gents W/C		
First Floor	Gallery	246	22.9
	Board Room	832	77.3
	Store	468	43.5
	Office	287	26.7
<b>Total Net internal Area</b>		<b>3,802</b>	<b>353.2</b>
Car parking for 2 cars			



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## LEASE DETAILS

Term:	Negotiable.
Rent:	£20,000 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

## SALES DETAILS

Title:	Assumed Freehold or Long Leasehold, subject to a nominal ground rent
Price:	Offers invited of £225,000, exclusive

## RATES INFORMATION

NAV: £7,150  
Rate in £ 2023/24 = 0.5876895105  
Therefore Rates Payable 2023/24 = £4,201.98  
Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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## McKibbin Commercial Property Consultants

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