

# 3 Ballydugan Industrial Estate, Ballydugan Road, Downpatrick, BT30 6TE For Sale (Due to Relocation) - In it's entirety or as 3 separate Lots

Warehouse of c.18,654 sq ft on self-contained site of c.1.6 acres with adjoining zoned industrial development lands of c.1.3 acres



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## Location

Downpatrick is located 21 miles from Belfast, 10 miles from Ballynahinch and 11 miles from Newcastle in County Down. The town is located on the A7 route linking Belfast, Saintfield and Crossgar.

The subject property and surrounding lands are located within the popular and well-established Ballydugan Industrial Estate, off the A25 Ballydugan Road. Downpatrick town centre is only approx. 0.4 miles away.

Occupiers within Ballydugan Industrial Estate include JP Corry, Bassetts Bathrooms, Royal Mail and Downpatrick Farm & Garden Supplies.

Located nearby on the opposite side of Ballydugan Road is Downe Retail Park (Asda, McDonalds, Poundstretcher, Harry Corry, Peacocks, New Look, Argos, Halfords and Costa Coffee.) Other uses and occupiers located along the A25 Ballydugan Road towards the town centre include Down Leisure Centre, Lidl, Rathkielter House, South Eastern Regional College (SERC), Topaz PFS and The Grove Shopping Centre.

## Description

The property comprises of three Lots:

### Lot 1 – Warehouse Building on 1.6 acre site

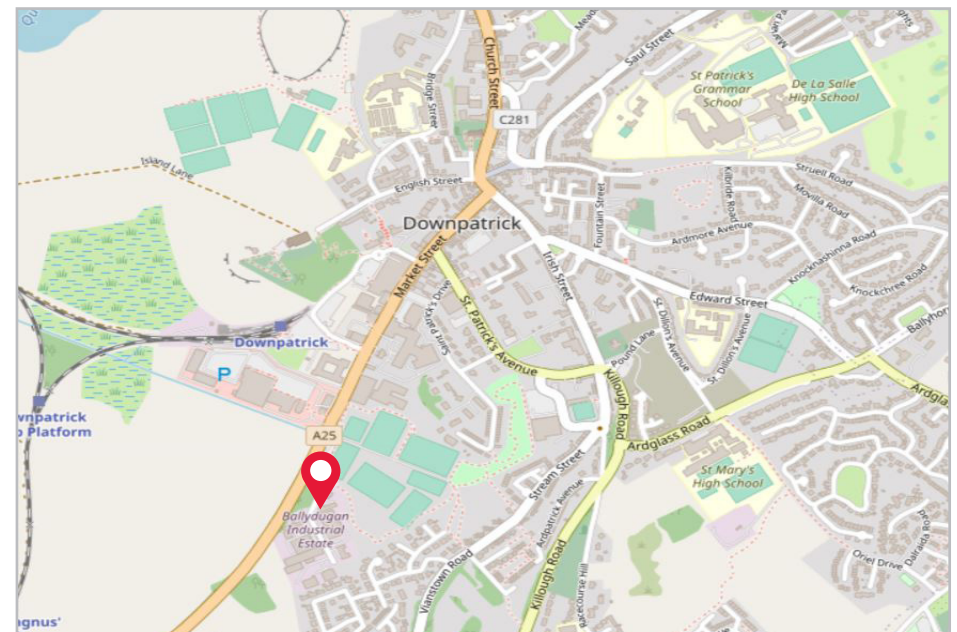
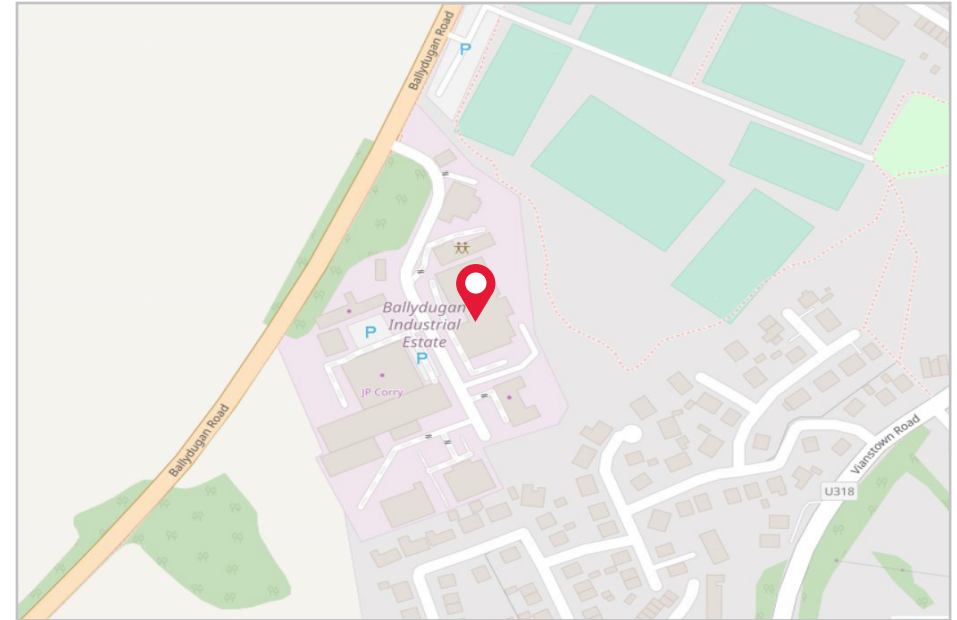
- Warehouse facility of 18,654 sq ft (1,733 sqm) that has been fitted out internally to provide for storage, training, staff and office accommodation
- Approx 50% of space currently used by the owner, Action Mental Health (AMH).
- Part Income producing (£8,640 per annum) - Approx. 15% of the space is occupied by Mind Wise New Vision at £8,640 per annum
- The remainder of the building (approx. 5,027 sq ft) is vacant
- Main site is c.1.1 acres with adjoining 'Stolen Moments' Garden Area comprising c.0.5 acres
- Main warehouse element has eaves height of 4.5m and 6.3m height to centre haunch of roof
- Set on self-contained site of 1.6 acres
- Good car parking and circulation space around curtilage of site
- **NOTE: The owner, Action Mental Health, wish to remain in occupation of the space they currently occupy in the building and are willing to pay a fair market rent for a period of up to 24 months by way of a Licence Agreement. Please contact the Agent for details.**

### Lot 2 – 0.6 acre site occupied by McGreevy Car Sales

- 0.6 acre site benefitting from highly visible road frontage onto the main A25 Ballydugan Road and Ballydugan Industrial Estate
- Currently occupied by McGreevy Car Sales at £10,000 per annum, exclusive
- Laid in hardcore with palisade fencing to all boundaries.

### \*Lot 3 – 0.7 acre site (AMH Garden Nursery)

- 0.7 acre site located in between McGreevy Car Sales and JP Corry
- Currently used by the owner Action Mental Health for purposes of a Garden Nursery
- Ideally, Action Mental Health would wish to lease their space from the purchaser for a period of up to 24 months.



## Site Area

Lot	Description	Area
1	Warehouse building (part income producing - £9,840 per annum)	1.6 acres
2	Occupied by McGreevy Car Sales at £10,000 per annum	0.6 acres
3	AMH Garden Nursery	0.7 acres
<b>Total</b>		<b>2.9 acres</b>

## Schedule of Accommodation

Lot 1

Occupier	GIA sq ft	GIA sq m
Action Mental Health	10,764	1,000
Mindwise	2,863	266
Vacant	5,027	467
<b>Total</b>	<b>18,654</b>	<b>1,733</b>



# Lots 1, 2 & 3



# Lot 1 - 18,654 sq ft Warehouse on 1.6 acre Site



# Lot 1 - 18,654 sq ft Warehouse on 1.6 acre Site



## Lot 2 - 0.6 acre Site (Leased)



# Lot 3 - 0.7 acre Site







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## Planning

As per the extant Ards & Down Area Plan 2015, the entire land holding is zoned as existing industrial land.

## Title

999 years long leasehold from March 1989.

## Energy Performance Certificate

Lot 1 - The property benefits from an EPC rating of E102.

## Asking Price

Lot 1	1.6 acres	18,654 sq ft warehouse building (part income producing -£9,840 pa)	<b>£350,000 exclusive</b>
Lot 2	0.6 acres	Occupied by McGreevy Car Sales at £10,000 pa	<b>£175,000 exclusive</b>
Lot 3	0.7 acres	AMH Garden Nursery	<b>£175,000 exclusive</b>
<b>Entirety</b>			<b>£700,000 exclusive</b>

## Rates

We have been advised by Land and Property Services of the following:

Net Annual Value (NAV): £51,100

Rate Poundage 2023/24: £0.5518

Rates Payable (if applicable): £28,197pa

## Value Added Tax

We are advised that the subject property is not registered for VAT, therefore VAT will not be payable in addition to the purchase price.

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