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FOR SALE AS GOING CONCERN

**Sunnybank Garden Centre, 48 Beltoy Road,
Carrickfergus BT38 9BH**

Garden Centre with Residential Dwelling on a Site of c. 11 Acres (4.45 Hectares)

LOCATION

Carrickfergus is a large provincial town located on the northern shores of Belfast Lough, C. 12 miles from Belfast and 11 miles from the Port of Larne.

The town has a resident population of c. 30,000 and is one of Belfast's principal commuter locations, boasting excellent road and rail links to the city.

Sunnybank Garden Centre is positioned on the Beltoy Road, off the Larne Road and benefits from excellent views over Belfast Lough.

The immediate area beside the subject is predominantly residential.

DESCRIPTION

Sunnybank Garden Centre is a well-established family run business that has been trading since 1966.

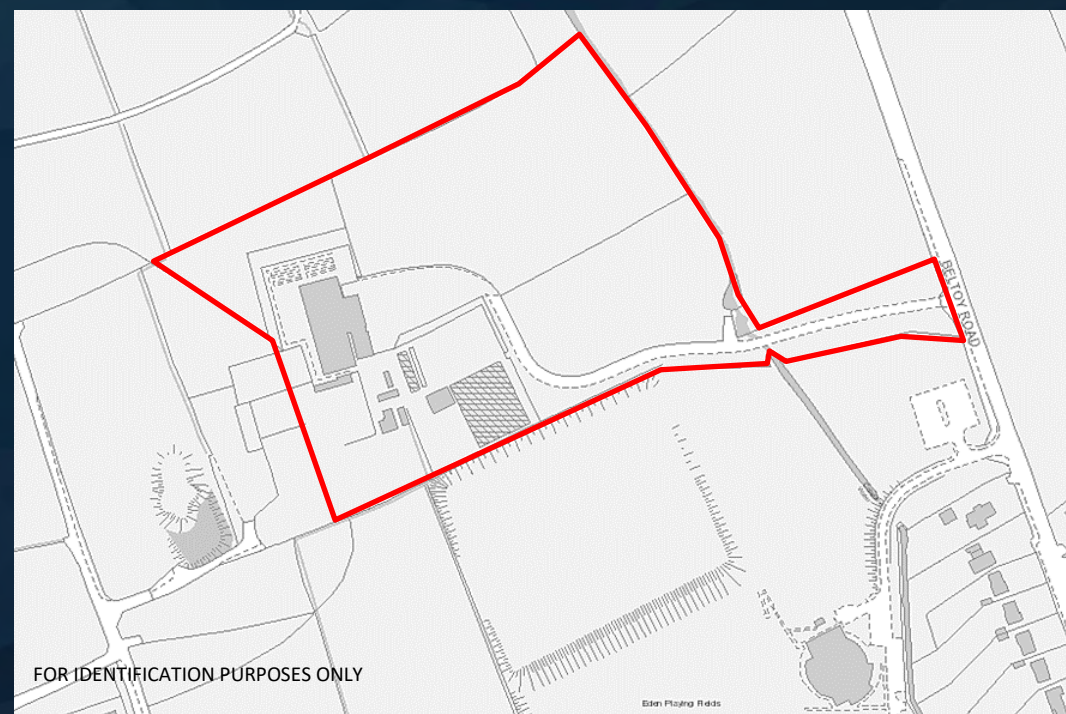
The property, set a short distance from Carrickfergus, comprises of a substantial purpose-built garden centre on a self-contained 11 acre site. This traditional, family-run garden centre specialises in offering a comprehensive range of high-quality plants, hard & soft landscaping products and a wide range of other garden-related products.

The site features a purpose-built retail shop, ample greenhouse space, a number of horticultural houses, extensive plant beds and a large, tarmacked car park suitable for c. 50 cars.

Also included in the sale is a detached, three-bedroom house with a double garage, gardens front and rear and private greenhouse.

SPECIFICATION

- Automated Watering system.
- Rainwater collection system.
- Benson Heaters in Retail Shop.
- 50 tarmacked car parking spaces.
- 3 Phase Power
- Detached Residential Dwelling
- C. 16,000 sq ft of greenhouse space



ACCOMMODATION

DESCRIPTION **AREA (SQ M)** **AREA (SQ FT)**

GARDEN CENTRE

| | | |
|----------------------|----------------------|---------------------|
| Retail Area | c. 727 sq m | 7,825 sq ft |
| Covered Canopy Areas | c. 995 sq m | 10,710 sq ft |
| Greenhouse Space | c. 1,496 sq m | 16,103 sq ft |
| Potting Sheds | c. 449 sq m | 4,833 sq ft |
| | c. 3,667 sq m | 39,471 sq ft |

DETACHED HOME

| | | |
|-----------------|--------------------|--------------------|
| Ground Floor | c. 71 sq m | 764 sq ft |
| First Floor | c. 43 sq m | 463 sq ft |
| | c. 114 sq m | 1,227 sq ft |
| Detached Garage | c. 35 sq m | 377 sq ft |

SITE AREA

The subject site extends to c. 11 acres (4.45 hectares).

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF 9638





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Garden Centre with Residential Dwelling on a Site of c. 11 Acres (4.45 Hectares)





FOR IDENTIFICATION PURPOSES ONLY

KEY

1. GARDEN CENTRE
2. CAR PARK
3. STORAGE SHEDS
4. WORKSHOP
5. RESIDENCE (48 BELTOY ROAD)
6. GREENHOUSES



SALES DETAILS

PRICE: On application - accounts only available to genuinely interested parties who have viewed the property. Stock at valuation on date of completion

TITLE: Freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

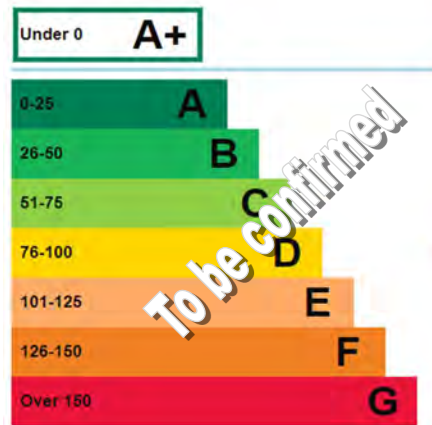
NAV (RATES PAYABLE)

NAV (Garden Centre): £33,800

Estimated rates payable in accordance with LPS Website: £20,979

CAPITAL VALUE (Residence): £85,000

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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