



**OK
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FOR IDENTIFICATION PURPOSES ONLY

TO LET (Due to Retirement)

85 Belfast Road, Carrickfergus BT38 8BY

H Wilson & Sons (Est 1975) - Long Established and Profitable Motor Car Business

LOCATION

Carrickfergus is a large town c. 30,000 people located just 11 miles from Belfast, Northern Ireland's capital and largest city with a population of c. 700,000.

The subject property fronts onto the Belfast Road, the main commuter link between Belfast and Carrickfergus and is located in Carrick's most established retail location, with neighbouring occupiers including Marks and Spencers, Lidl and the new Eurospar complex.

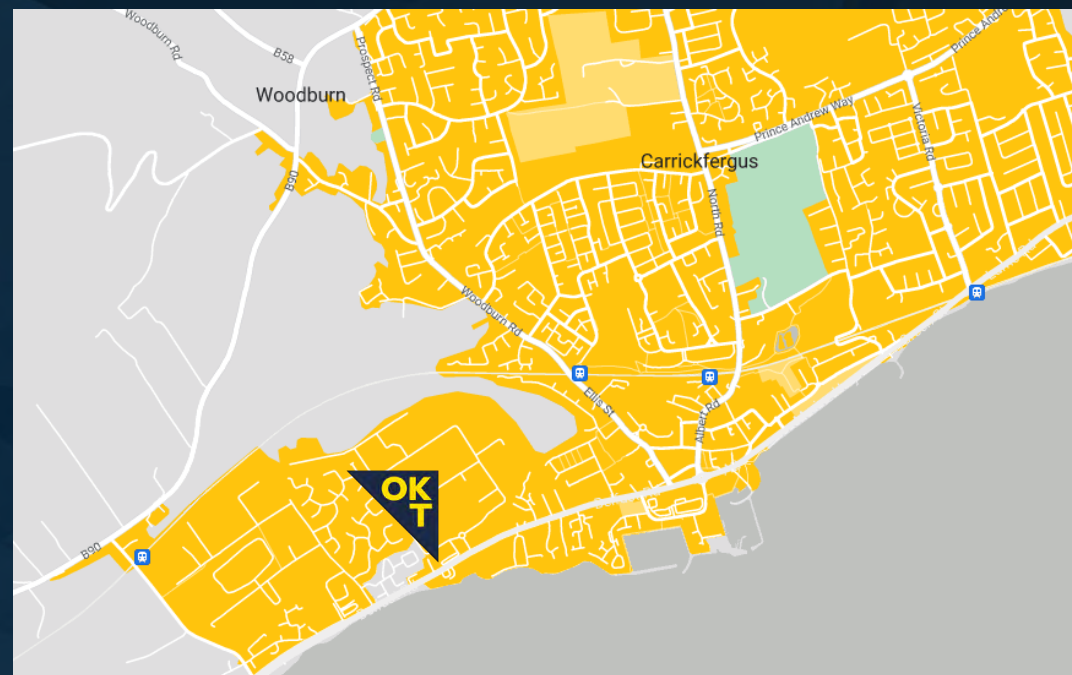
DESCRIPTION

The subject comprises a modern car showroom and workshop. The **car showroom** is fitted to a high standard with an extensive glazed frontage overlooking the Belfast Road. The showroom area also benefits from 3 No. private offices, kitchen and WC facilities.

The **workshop** area located to the rear has the benefit of 2 No. roller shutters.

Both buildings are of a steel portal frame construction with a pitched double skinned roof and are suitable for a range of uses.

Externally the properties have a plastered and painted finish and benefit from the large volume of passing traffic.



ACCOMMODATION

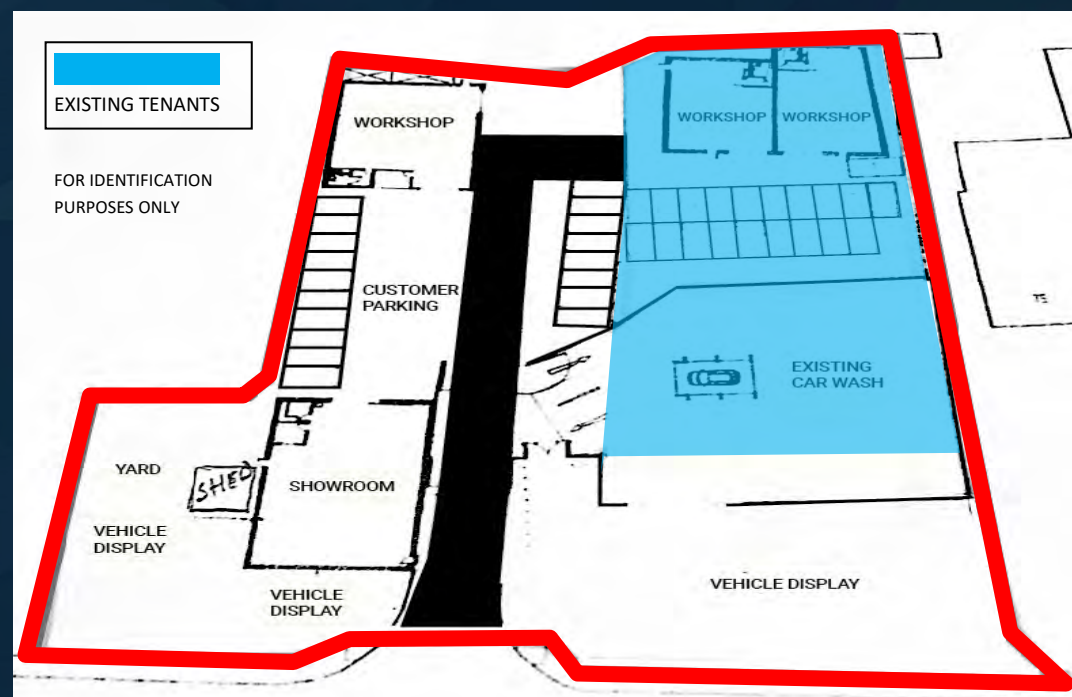
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Car Showroom (3 No. private offices, comms / storage room, kitchen & WC facilities)	C. 216 sq m	2,330 sq ft
Unit 1 Workshop (2 roller shutter doors, reception, 2 No. offices, Kitchen & WC facilities)	C. 295 sq m	3,172 sq ft
TOTAL ACCOMMODATION	C. 511 sq m	5,502 sq ft

CAR PARKING

There is car parking provision for c. 70 cars.

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/uksi/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.





WORLD OF WONDER

LOUGHSHORE HOTEL

SUBJECT PROPERTY
(c. 1.1 ACRES)

CARRICKFERGUS CASTLE

GREENISLAND BODY REPAIR

MARKS & SPENCERS

LIDL

KFC

GO PETROL STATION

CARRICKFERGUS MARINA

A2 BEFAST ROAD





85 Belfast Road, Carrickfergus BT38 8BY



LEASE DETAILS

TERM: 10 years subject to a 5 yearly rent review (subject to negotiation)
RENTAL: £45,000 plus VAT
REPAIRS: Full repairing and insuring lease

SALES DETAILS (IN RESPECT OF GOODWILL, FIXTURES AND FITTINGS)

PRICE: Price on Application
ACCOUNTS: Accounts are available to genuinely interested parties who have viewed the property.
FIXTURES & FITTINGS: Included in the purchase price—stock value to be agreed at the date of completion.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

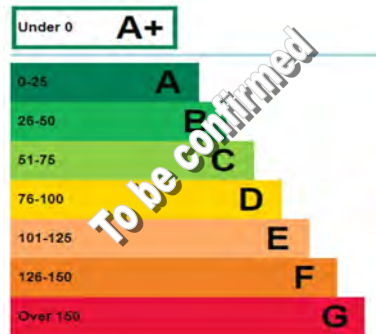
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £24,400.

Est. rates payable in accordance with LPS Website: £15,144.98

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



FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.