

CBRE NI
PART OF THE AFFILIATE NETWORK

tdk | Property

FOR SALE

Ballee Road East - Ballymena

BT42 3HB

**HIGH PROFILE 3.6 ACRE WITH FPP FOR PFS/CONVENIENCE STORE
DRIVE-THRU RESTAURANT, EV FAST CHARGING AND INTERNET CAFÉ.**

FOR SALE

Development Opportunity (With Full Planning Permission)
Ballee Road East - Ballymena

CBRE NI
PART OF THE AFFILIATE NETWORK

tdk
Property

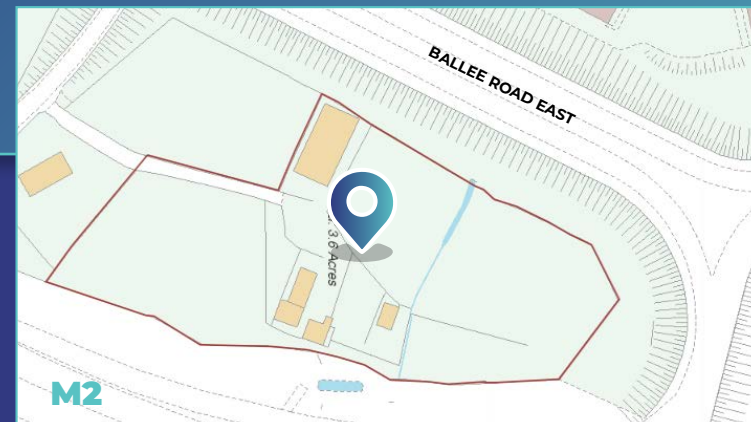


KEY BENEFITS

- Prominent position, adjacent to the M2 Motorway which links Belfast with the North Coast with high levels of passing traffic.
- Commercial development opportunity with planning permission granted for a petrol filling station, drive-thru restaurant, EV Fast Charging and an internet café.
- High demand from drive-thru and convenience/PFS operators.

LOCATION

- The commercial site is located just off the busy M2 motorway, approximately 2 miles from Ballymena town centre.
- Ballymena is one of Northern Ireland's leading provincial towns, approximately 28 miles north of Belfast and 26 miles south of Coleraine.
- The town is served by the M2 motorway from Belfast.
- Ballymena has a population of 65,000 people and a catchment of circa 150,000 persons.



FOR SALE

Development Opportunity (With Full Planning Permission)
Ballee Road East - Ballymena

CBRE NI
PART OF THE AFFILIATE NETWORK

tdk
Property



DESCRIPTION

- The subject site comprises of approximately 3.6 acres.
- Site is suitable for additional uses, including an additional F&B pod subject to the necessary planning approval.
- Planning permission granted for a petrol filling station with a retail shop, a drive-thru restaurant, EV Fast Charging and an internet café. (Reference: LA02/2022/0517/F)

SITE AREA

- Approx. 3.6 acres

TITLE

- We have assumed the property is held freehold or long leasehold, subject to a nominal ground rent.

PRICE

- Offers in the region of £1,250,000 exclusive.

VAT

- All prices quoted are exclusive to VAT which may be chargeable.

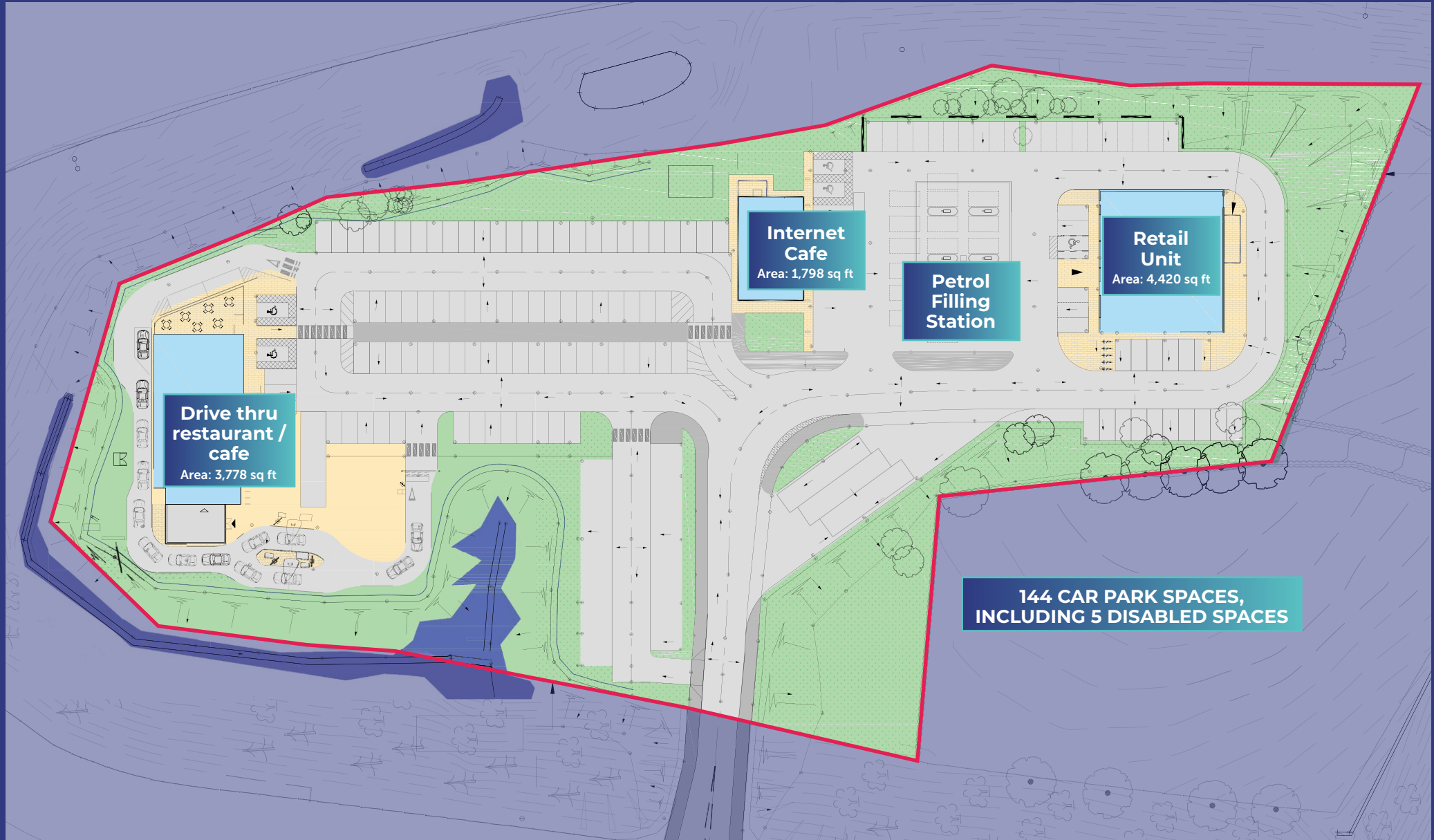
*Red Boundary line for indicative purpose only

FOR SALE

Development Opportunity (With Full Planning Permission)
Ballee Road East - Ballymena

CBRE NI
PART OF THE AFFILIATE NETWORK

tdk
Property



**144 CAR PARK SPACES,
INCLUDING 5 DISABLED SPACES**

*Red Boundary line for indicative purpose only

FOR SALE

Development Opportunity (With Full Planning Permission)
Ballee Road East - Ballymena

CONTACT INFORMATION

David Wright
Director

T: 07711 686101
E: david.wright@cbreni.com

Rory Kelly
Graduate Surveyor

T: 07557 760331
E: rory.kelly@cbreni.com

CBRE NI
The Linenhall
32-38 Linenhall Street,
Belfast, BT2 8BG
T: 028 9043 8555

www.cbreni.com

CBRE NI
PART OF THE AFFILIATE NETWORK



Mark Thallon
Partner

T: 07802 520008
E: mark.thallon@tdkproperty.com

Dovydas Naslenas
Surveyor

T: 07824 038932
E: dovydas.naslenas@tdkproperty.com

**TDK Commercial Property
Consultants LLP**
85 Victoria Street
Belfast, BT1 4PB
T: 028 9024 7111

www.tdkproperty.com



*Red Boundary line for indicative purpose only

Disclaimer: LDM Belfast Ltd / TDK Commercial Property Consultants LLP: These particulars are issued by LDM Belfast Ltd t/a CBRE NI/TDK Commercial Property Consultants LLP on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI/TDK Commercial Property Consultants LLP for themselves and for the vendor/lessor whose agents they are, given notice that – (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE NI/TDK Commercial Property Consultants LLP, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. – May 2024.

