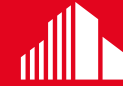


For Sale

Prominent Commercial Property
27 Main Street, Crumlin, BT29 4UR



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE



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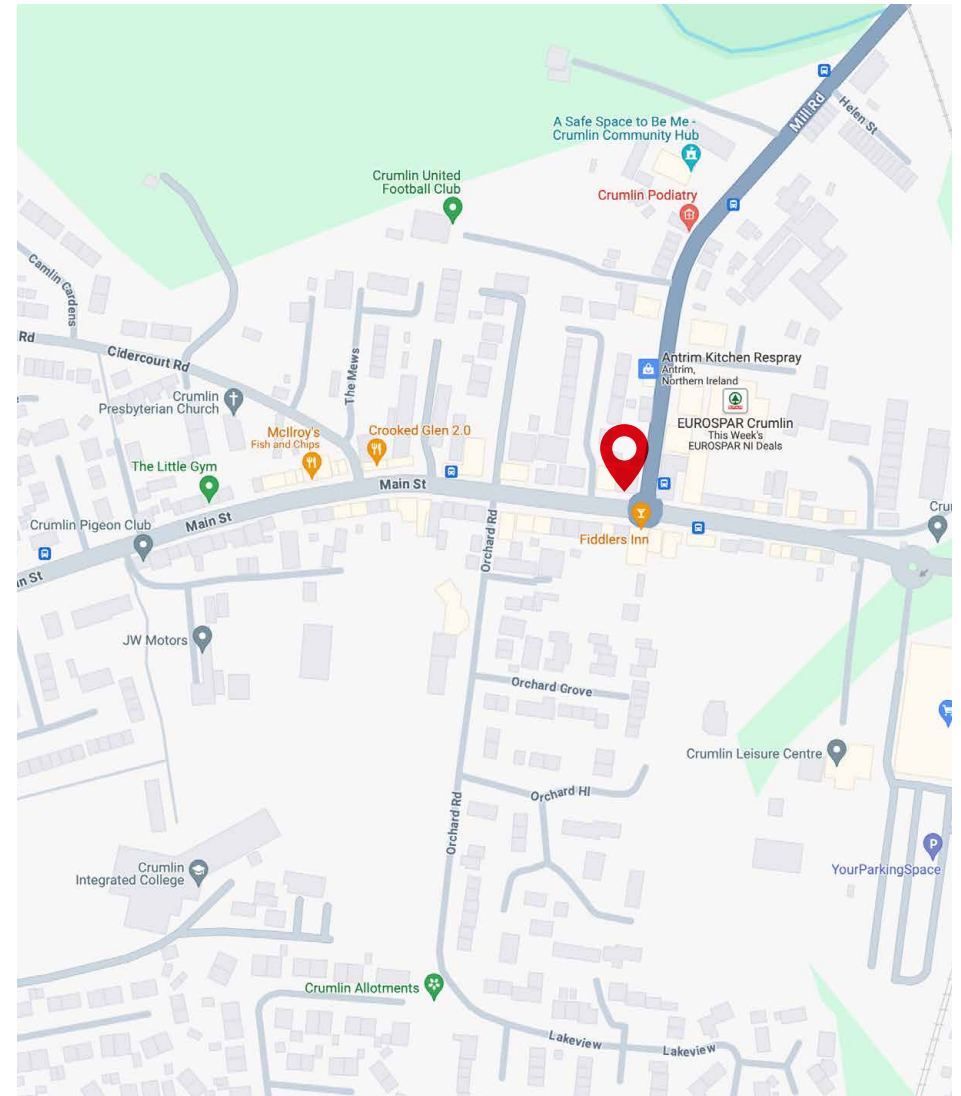
Property Highlights

- Substantial former bank premises arranged over ground and first floors with a garage and a large enclosed car park.
- Extending to approximately 3,535 Sq Ft (328.35 Sq M) on a site of c.0.18 acres (0.073 ha).
- Suitable for a variety of uses or redevelopment, subject to planning permission.

Location

Crumlin is a small town in Co. Antrim within the Antrim and Newtownabbey Borough Council area with a population of circa 5,500 people (2021 Census) located on the eastern shores of Lough Neagh approximately 13 miles west of Belfast and 10 miles south of Antrim in close proximity to Belfast International Airport.

The subject property occupies a highly prominent town centre location on Main Street at its junction with Mill Road benefitting from good frontage to both roads. Neighbouring occupiers include Go PFS, Eurospar, Radox Health, NFU Mutual, MediCare Pharmacy, CIP Insurance Brokers and MG's Hardware Store with Crumlin Leisure Centre and a Tesco Superstore close by.



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Description

Semi-detached former bank premises of a traditional construction that was De-Listed in 2002.

Two storey building with single storey portions beneath pitched and flat roofs.

Red brick façades with ornate stone detailing comprising timber framed single and double glazed windows and electric roller shutters at ground floor level with the rear of the property finished in a painted rough render.

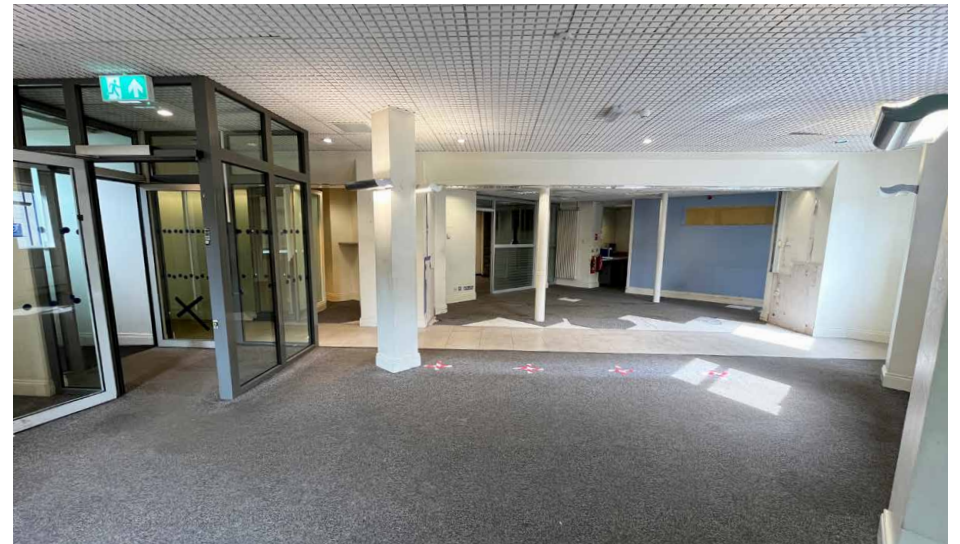
Large enclosed tarmac surfaced car park with vehicular access from Mill Road containing a single storey garage and oil tank.

The ground floor is configured to provide a banking hall, open plan office, several private offices together with storage accommodation and a vault. To the rear of the ground floor there is an enclosed concrete surfaced yard providing access to the boiler room, garage and car park.

The first floor comprises offices, stores, kitchen and WC facilities.

Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted, papered and suspended ceilings.
- Range of recessed and surface mounted ceiling and wall lighting.
- Carpet and vinyl floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and oil fired heating via wall mounted radiators.



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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	2,390	222.00
First Floor	1,145	106.35
Total	3,535	328.35

The property occupies a site area of approximately 0.18 acres (0.073 ha).

Title

We understand that the property is held Freehold.

Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the property is £17,900 resulting in rates payable for 2024/25 of approximately £10,119 (excluding any reliefs that may be applicable).

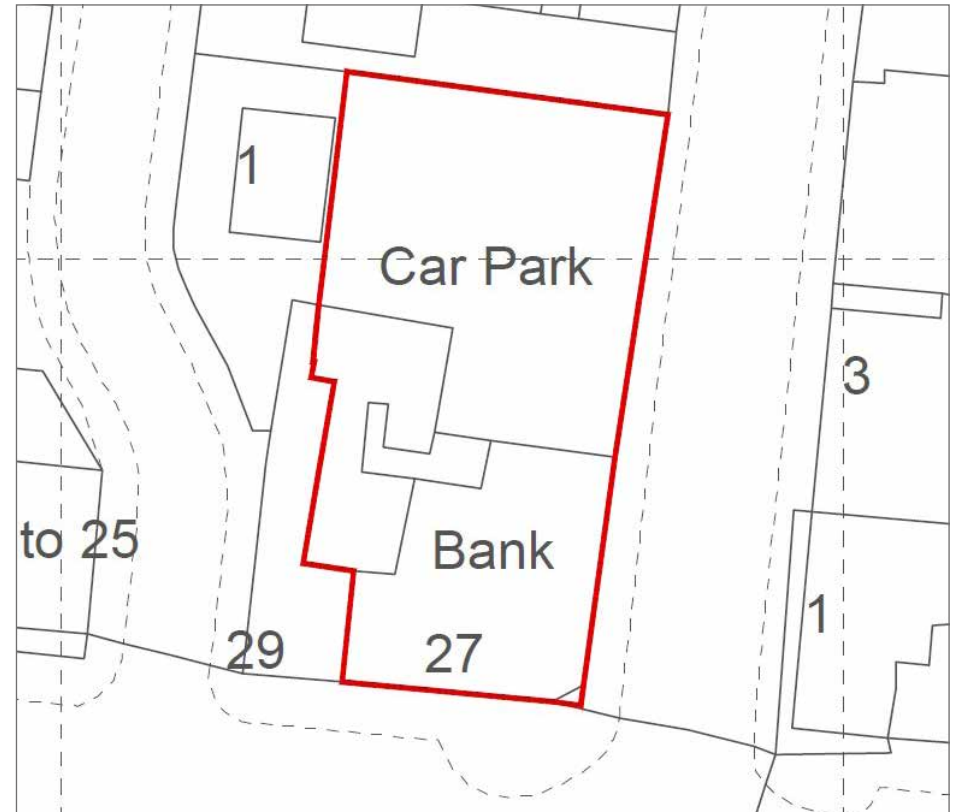
All prospective purchasers should make their own enquiries with LPS.

Price

Offers in excess of £180,000 exclusive, subject to contract.

VAT

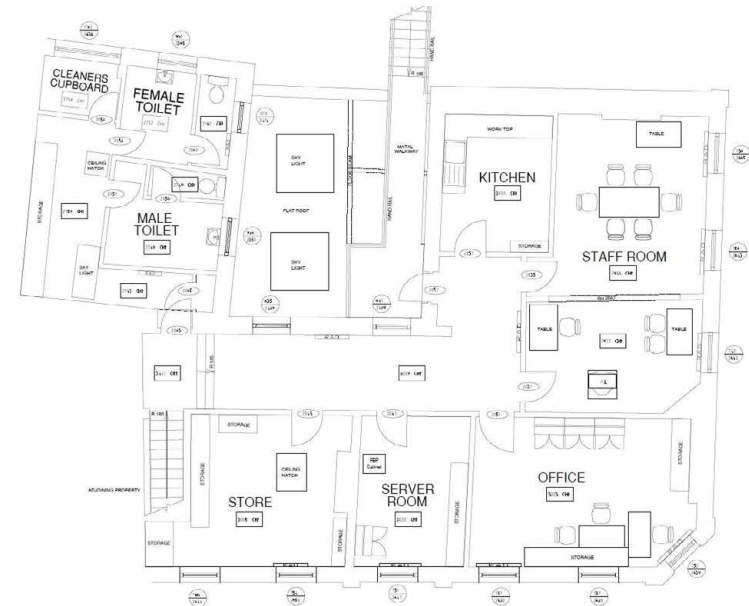
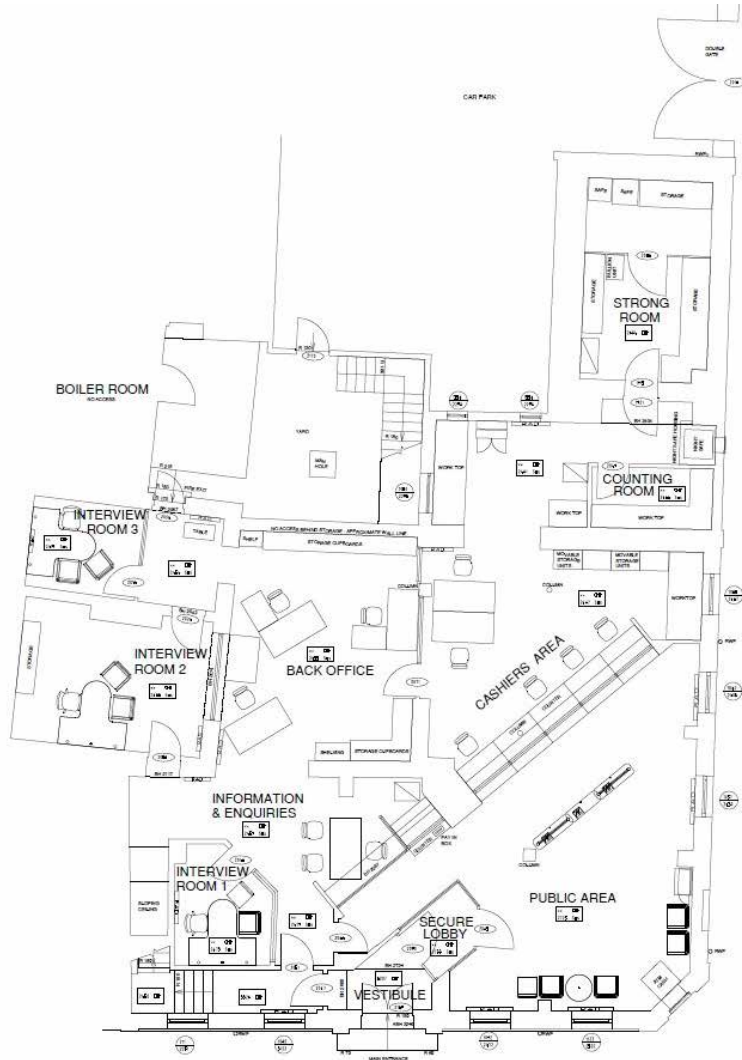
We are advised that the property is not elected for VAT.



Map of Property

Not To Scale. For indicative purposes only.

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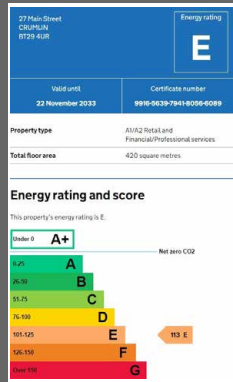


Ground Floor Layout

First Floor Layout

Floor Plans Not To Scale. For indicative purposes only.

EPC



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