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FOR SALE

**172 Larne Road
Ballymena
BT42 3HA**

Workshop / Showroom Accommodation extending to c. 737 sq m (7,937 sq ft) on a site area of c. 1.47 acres

FOR IDENTIFICATION PURPOSES ONLY

okt.co.uk

LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, having a resident population of c. 28,000 persons and a district population of 56,000.

The town is located c. 25 miles north west of Belfast, c. 14 miles from Antrim and is well served by the Province's main road and rail networks.

The subject occupies a prominent position on the Larne Road, just off the Larne Road Roundabout in an established retail showroom and industrial location. Neighbouring occupiers include Moy Park, NI Water, Edwin May Volkswagen and Screwfix.

DESCRIPTION

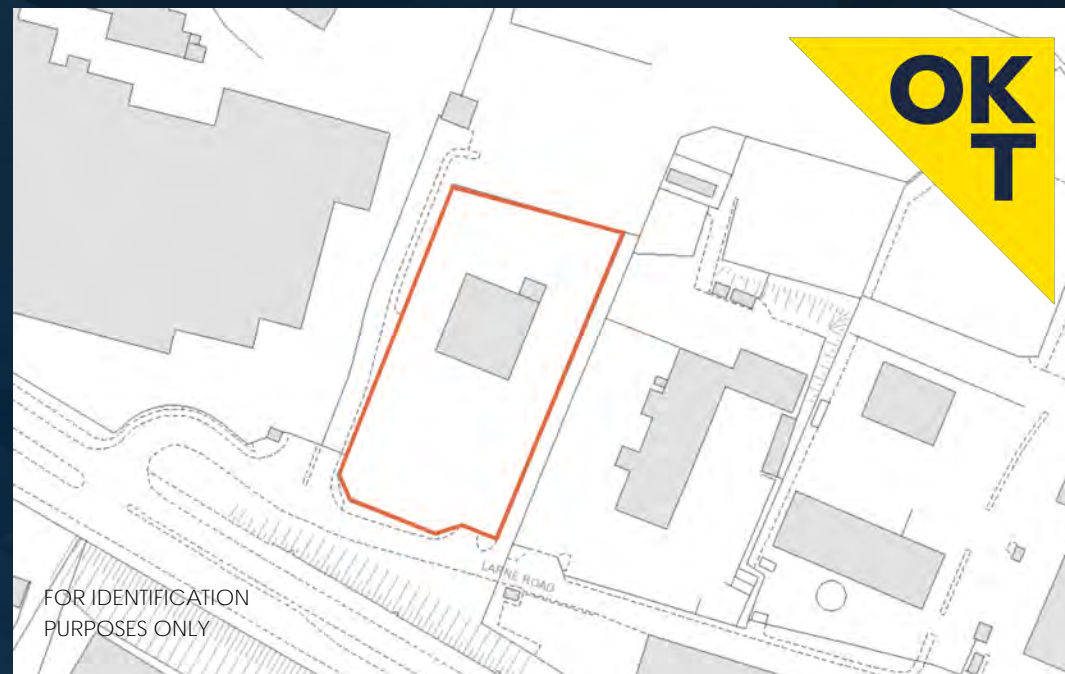
The subject comprises modern showroom / workshop accommodation situated on a secure and self-contained site. The building is of steel portal frame construction and is laid out to provide an impressive showroom with wraparound windows affording good levels of natural light in addition to workshop and storage accommodation.

The warehouse is fitted to include screed concrete floors, electric roller shutter and overhead lighting. In addition the first floor offices are well presented with carpeted floors and built-in carpentry.

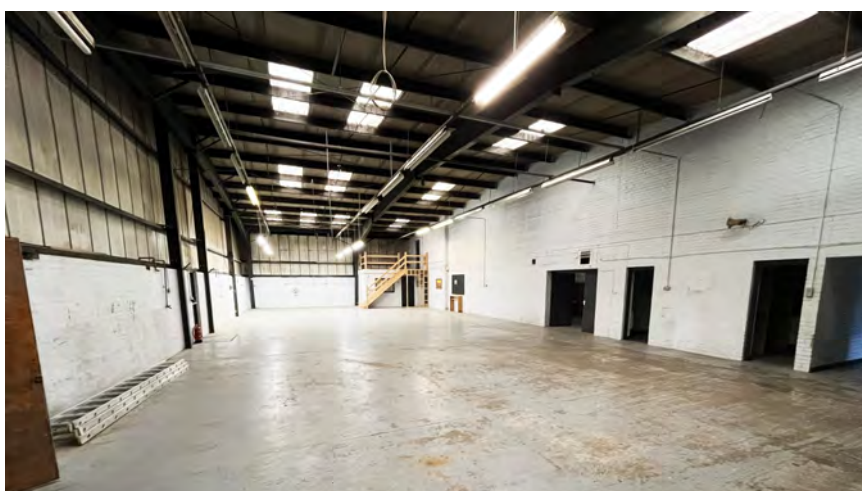
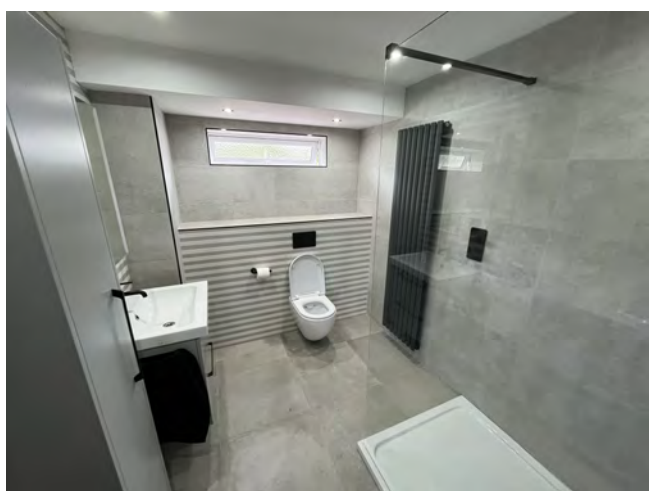
Externally the site is securely fenced and gated, with palisade fencing surrounding the entire site. Most of the site is laid in tarmac providing parking and marshalling space around the building, with the remainder of the site laid in grass.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Showroom	261	2,809
Parts	49.1	529
Workshop	289	3,111
Store / Kitchen	10.8	117
Store 2	5.76	62
Mezzanine	95.7	1,030
First Floor Office	25.9	279
TOTAL ACCOMMODATION	737 sq m	7,937 sq ft



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.



NEIGHBOURING OCCUPIERS

172 Larne Road, Ballymena BT42 3HA



THE SUBJECT

LARNE ROAD ROUNDABOUT

M2

MOY PARK

NI WATER

SCREWFIX

TOYOTA

A26

NIHE

DVLA

LARNE ROAD

TRUST FORD

PENNYBRIDGE IND. ESTATE

SALES DETAILS

PRICE: Offers over £700,000

TITLE: Assumed 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

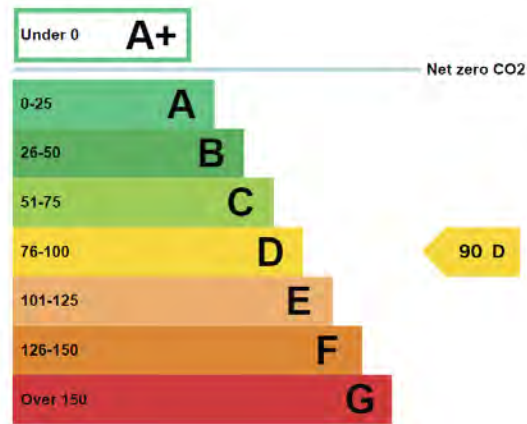
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £27,550

Estimated rates payable in accordance with LPS Website: £18,525.03

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



SITE AREA

The subject sits on a site area of c. 1.47 acres



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FURTHER INFORMATION

For further information / viewing arrangements please contact:

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