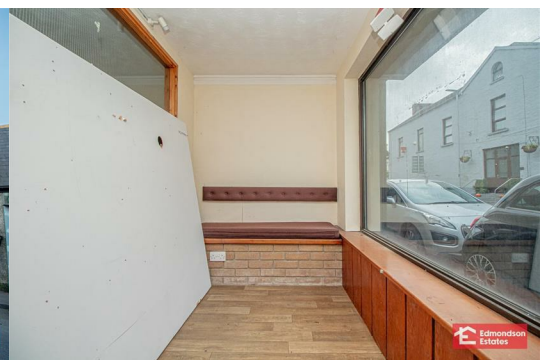




## 15-15a Main Street

Doagh, Ballyclare, BT39 0QL

Offers Around £79,500





The subject premises is located on the Main Street in Doagh, Ballyclare. Previously utilised as office space over two floors with kitchen and toilet facilities, and extends to c.979 sq.ft.

The premises can be divided into 2 separate spaces if necessary and has great potential for a variety of uses including full planning permission in place for no.1 1 bedroom apartment to the first floor, and small extension to rear of the ground floor retail unit allowing for storage and toilet facilities.. Paperwork for this is available upon request from our office.

Early viewing is highly recommended.

## Area Map



## Floor Plans



## ACCOMMODATION

### GROUND FLOOR

**Reception Hall 11'0 x 5'3 (3.35m x 1.60m)**

**Main Office 28'0 x 15'6 (8.53m x 4.72m)**  
widest points.

**Kitchen 10'8 x 8'0 (3.25m x 2.44m)**  
widest points. Fitted kitchen with space for low level appliances. Stainless steel sink.

### FIRST FLOOR

**Landing**

**WC**  
WC and wash hand basin. Access to hotpress.

**Office 2 18'6 x 15'7 (5.64m x 4.75m)**

**Office 3/Store 8'9 x 8'7 (2.67m x 2.62m)**

### External

Low maintenance rear yard with side access.  
Boiler house with oil fired central heating boiler.  
PVC fascia  
New roof installed c.2020



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Northern Ireland                            |  | EU Directive 2002/91/EC |           |

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