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**Domino's**

PRICE SLICE

SMALL PIZZA	£8
MEDIUM PIZZA	£10
LARGE PIZZA	£12

**TO LET**

**52A The Square, Ballyclare, BT39 9BB**

First Floor Office Accommodation extending to c. 2,183 sq ft

# LOCATION

Ballyclare is the largest rural settlement within the Newtownabbey area and is a busy provincial town. The town is located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick.

Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province. Ballyclare is a local service centre with a significant role in relation to the Belfast Metropolitan Area. The town is the main focus in the rural area for housing, shopping, commerce, industry, employment, recreation and education with two primary schools, a secondary school and a grammar school located within the town boundary.

The subject property is located at The Square in the centre of Ballyclare.

Neighbouring occupiers include Dominos, Alchemy Hair and a Spar convenience store.

# DESCRIPTION

The subject comprises of a refurbished office suite located on the first floor that benefits from a private, ground floor entrance that fronts onto the town hall.

The office accommodation is laid out to provide reception, open plan office, boardroom, kitchen, store and WC facilities.

The offices have been fitted to a high standard throughout to include painted and plastered walls, carpeted and laminate flooring, LED lighting, perimeter trunking and a buzzer entry / intercom system.

# ACCOMMODATION

## DESCRIPTION

Office (Including open plan reception / offices, meeting / conference room and kitchen)

## AREA (SQ M)

c. 203 sq m

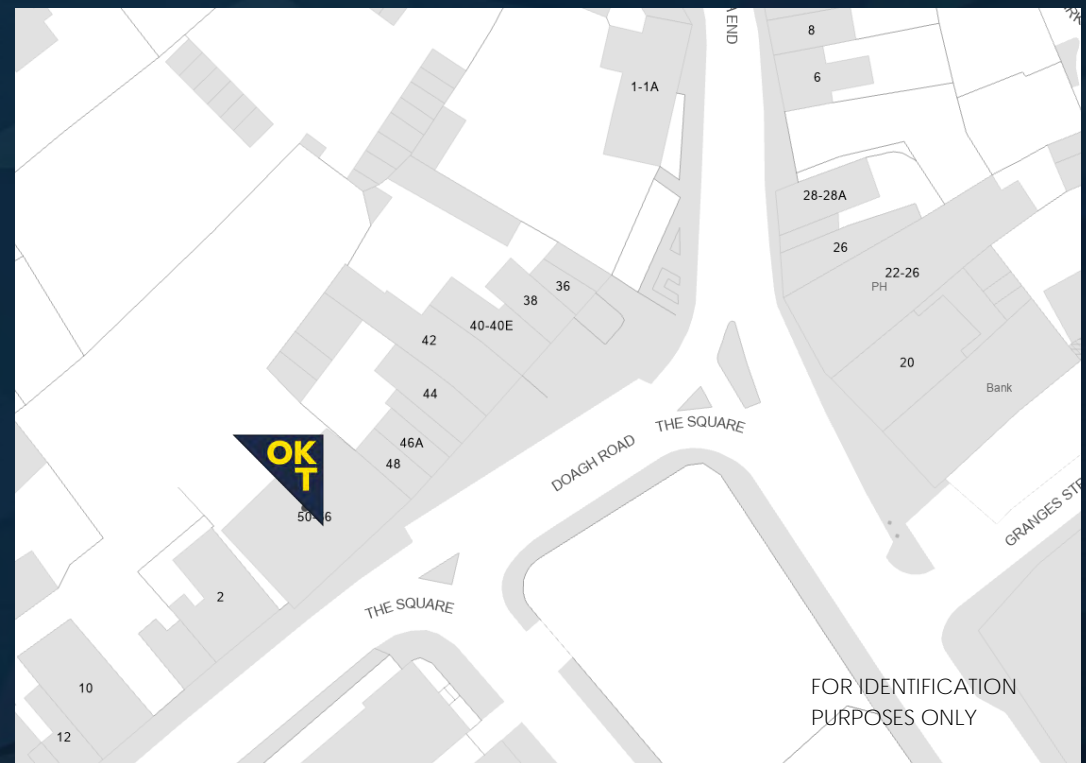
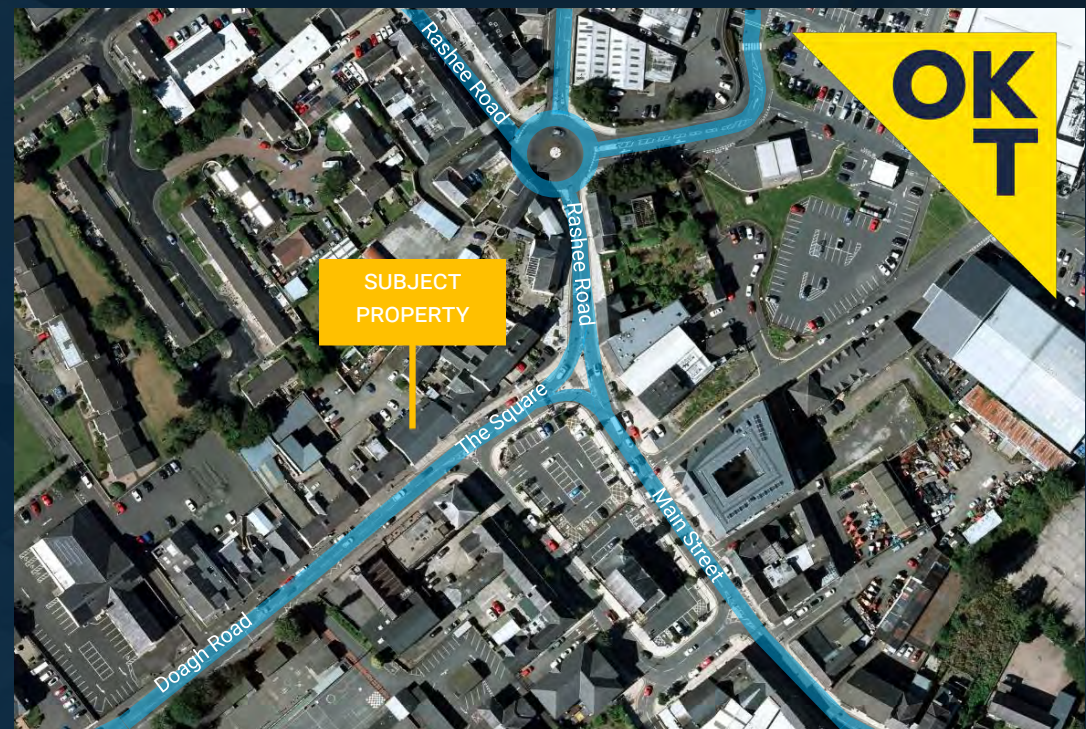
## AREA (SQ FT)

2,183 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/uk/si/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.

REF: 10034





# LEASE DETAILS

RENT: £15,000 per annum.  
TERM: Negotiable.  
REPAIRS / INSURANCE: Full repairing and insuring lease.  
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: £12,900.00

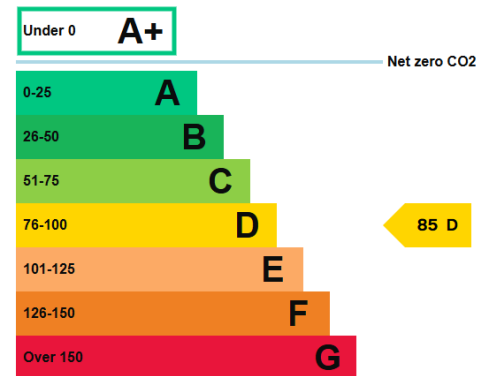
Estimated rates payable in accordance with LPS Website: £7,292.73

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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

## Energy rating and score

This property's energy rating is D.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ROSS PATTERSON**

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**ALAN MCKINSTRY**

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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.