



# FOR SALE / TO LET

## 47 Main Street, Millisle, BT22 2HR

Prominent Retail Unit Extending to c. 926 sq ft

# LOCATION

Millisle is a seaside village located between Donaghadee and Ballywalter on the east coast of the Ards Peninsula, c. 11 miles from Bangor and c. 20 miles from Belfast.

Other nearby occupiers include Millisle Pharmacy, First & Last Public House, Today's Local / post Office, Inner Beauty, McClements Fish & Chip Shop and a EuroSpar / PFS.

# DESCRIPTION

The property is located in the centre of Millisle and benefits from a glazed frontage onto Main Street.

The property comprises a single storey commercial premises which was recently utilised as a retail store.

Internally the premises provides an open plan layout and benefits from tiled flooring, suspended ceiling, electric roller shutter and a large rear yard and garden.

The property is suitable for a variety of uses including retail and office.

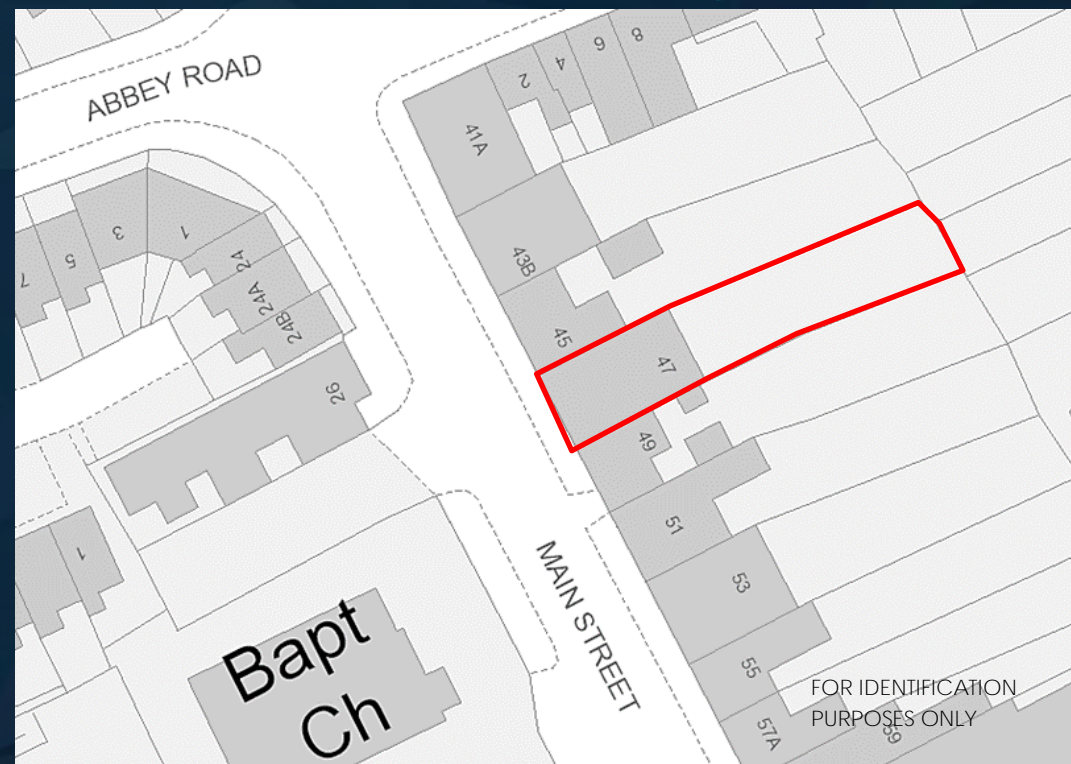
# ACCOMMODATION

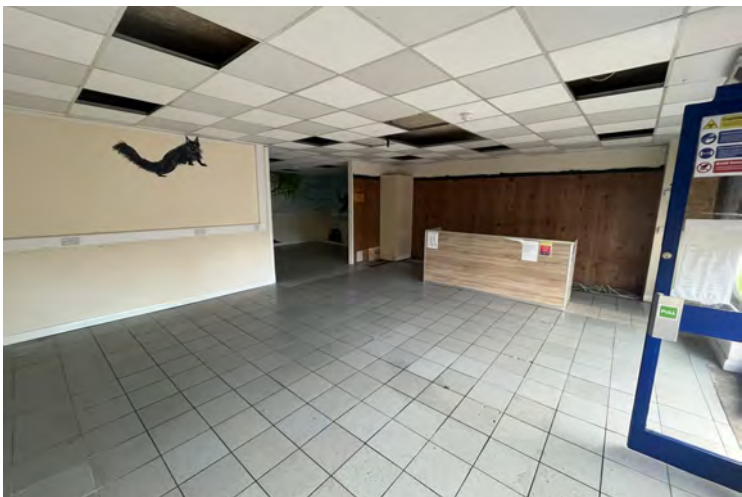
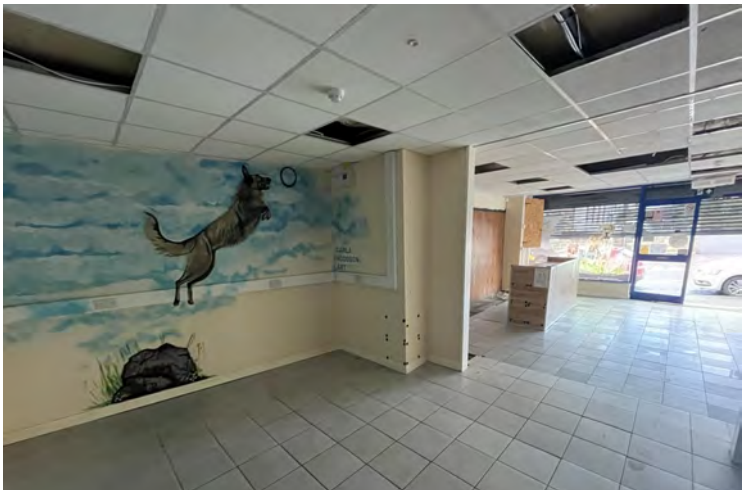
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Frontage of c. 25 ft / 7.6 m		
Retail Area (Front)	c. 45 sq m	480 sq ft
Retail Area (Rear)	c. 17 sq m	187 sq ft
Kitchen	c. 10 sq m	111 sq ft
Store	c.14 sq m	148 sq ft
WC		
Outside—Large rear garden		
<b>TOTAL ACCOMMODATION</b>	<b>c.86sq m</b>	<b>926 sq ft</b>

## 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: 9706





# SALES DETAILS

PRICE: Price on Application  
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.

# LEASE DETAILS

RENT: £10,000 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.

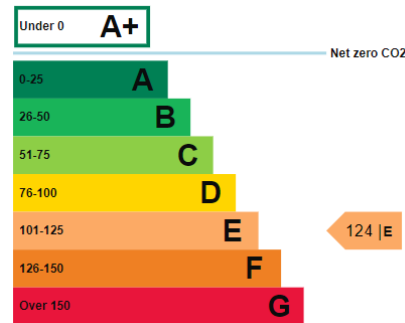
# NAV (RATES PAYABLE)

NAV: £5,150

Estimated rates payable in accordance with LPS Website: £2,928.64.

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 25%.

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



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ROSS PATTERSON**

ross.patterson@okt.co.uk

**JAMES CHRISTIE**

james.christie@okt.co.uk



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.