

**Tim Martin**  
— .co.uk



Warehousing Units at  
12 Ballybeen Road  
Moneyreagh  
BT23 5PY

Offers Around  
£425,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

An excellent opportunity to acquire this substantial commercial yard with an excellent range of warehouse and storage units, occupying a spacious site extending to approximately 1.75 acres or thereabouts.

The property is available as a whole or in lots comprising of the following:

### Lot 1 - Offers Around £350,000

Seven units ranging in size from approximately 1050 sqft to approximately 4680 sqft. Each unit is accessed from an electric roller door and enjoy ample power points and lighting. The units are suitable for a wide range of uses (subject to planning).

### Lot 2 - Offers Around £75,000

Large workshop / storage unit extending to approximately 2379 sqft, which has been split into approximately 11 loose boxes. The unit enjoys ample power points and lighting and a separate WC. The unit is suitable for a wide range of uses (subject to planning). A former sand school is situated to the front of the property.

Perfectly situated close to the junction of the Ballybeen Road and Comber Road, Moneyreagh, the units are located approximately 5 miles from Belfast and 11 miles from Lisburn. Furthermore, the units afford a convenient commute to the surrounding towns of Carryduff, Newtownards and Ballygowan and the M1 and M2 motorway network.

## LOT 1

UNIT 1                      2160 sqft approx

Fluorescent lighting; electric roller shutter door (11'0 x 10'0); ample power points; thermal walls and insulated roof.

UNIT 2                      2160 sqft (approx)

Fluorescent lighting; electric roller door (10'0 x 10'0); ample power points; thermal walls and insulated roof.

UNIT 3:                      2160 sqft (approx)

Fluorescent lighting; electric roller door (10'0 x 10'0); ample power points.

UNIT 4:                      2580 sqft (approx)

Electric roller door (10'0 x 10'0); fluorescent lighting; ample power points; separate wc and pedestal wash hand basin; thermal walls and insulated roof.

UNIT 5:                      1050sqft (approx)

WC facilities; ample light and power points; thermal walls and insulated roof.

UNIT 6:                      2300sqft (approx)

Electric roller shutter door (18'0 x 11'0); fluorescent lighting; ample power points; wc and wash hand basin.

UNIT 7:                      4680 sqft (aprox)

Electric roller shutter door (18'0 x 11'0); ample light and power points; mezzanine level (21'0 x 17'0 approx)

## PLEASE NOTE

Some of the units are currently let, however there are no written agreements in place. Electric to the 17th addition.

## LOT 2

WORKSHOP / STORE      2379 sqft (approx)

Currently split into 11 looseboxes each with water drinkers; wc with low flush wc and wash hand basin; mains electricity and power points are strategically located throughout..

## FORMER SANDSCHOOL

## PLEASE NOTE

Full planning permission was granted under application Y/2010/0364/F dated 3 November 2010 for the erection for a replacement dwelling to be situated within the area of the sandschool, however it would appear that this has now lapsed and no further application was lodged.









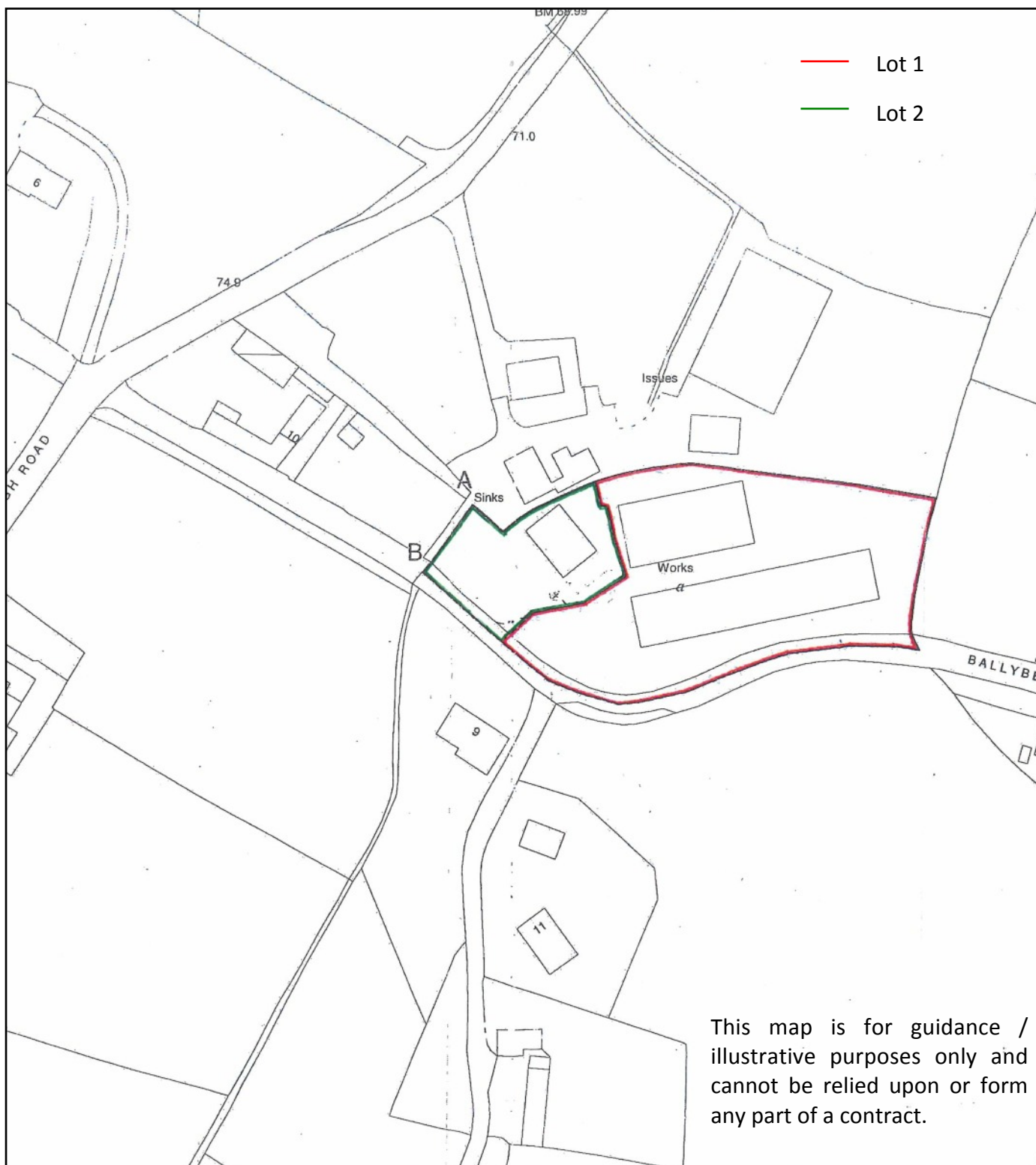




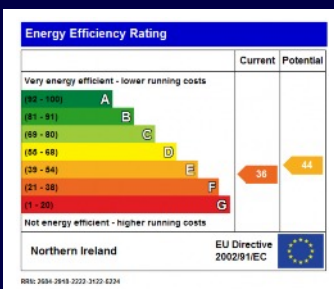








This map is for guidance / illustrative purposes only and cannot be relied upon or form any part of a contract.



Comber ■  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 878956

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.