

# FOR SALE – COMMERCIAL OPPORTUNITY

2 Avondale Drive, Ballyclare, BT39 9EA

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# FOR SALE – COMMERCIAL OPPORTUNITY

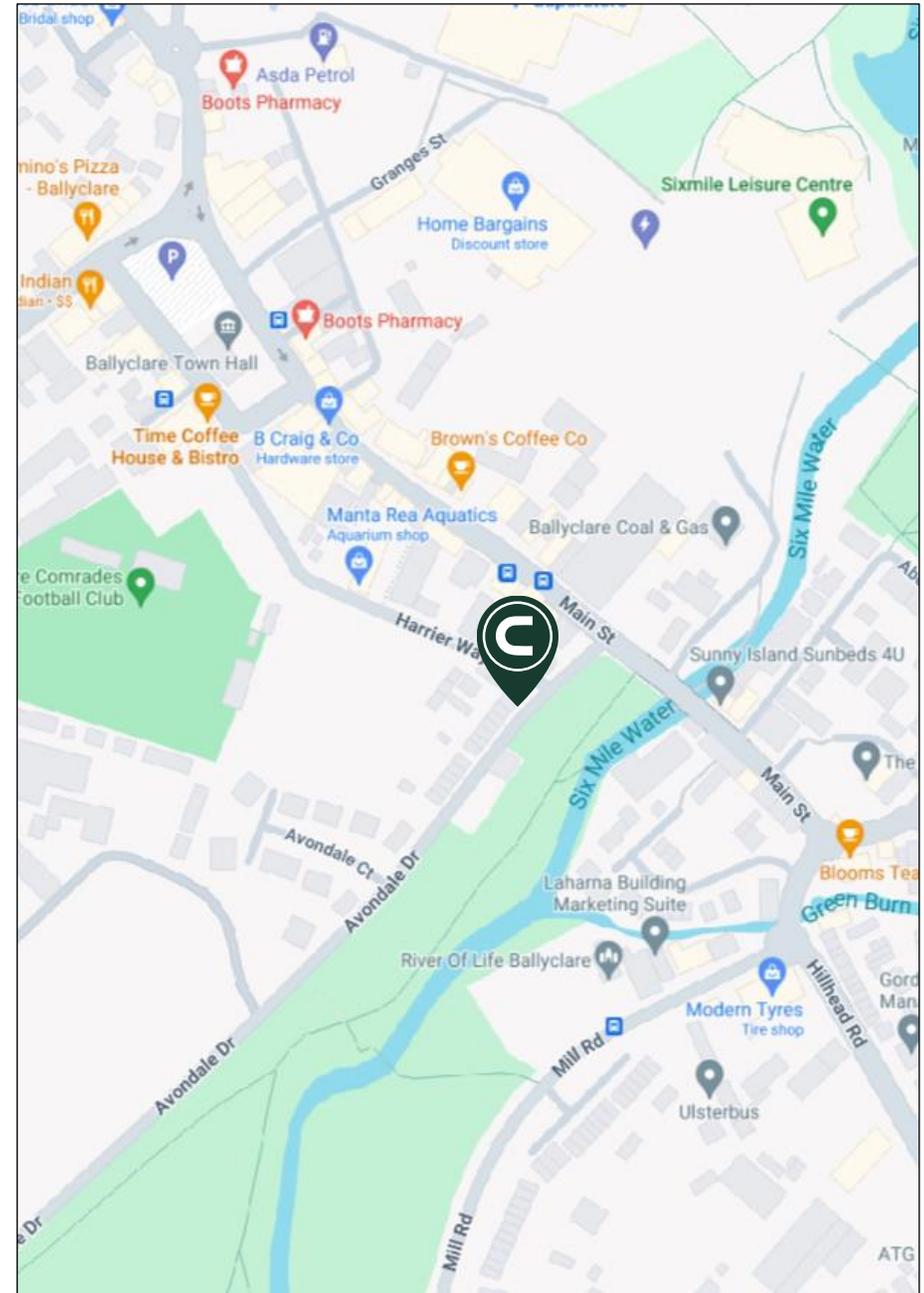
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## Key Benefits

- Town Centre building
- 2,990 sq ft of accommodation
- Suitable for a variety of uses subject to the necessary planning consents

## Location

The subject property is situated in Ballyclare, a town located in County Antrim approximately 14 miles north of Belfast via the M2 motorway, 12 miles east of Antrim (town) and 12 miles south west of Larne. The town has good transport links as it is located approximately 5 miles from the M2 motorway, 12 miles from Belfast International Airport and 12 miles from Larne Port. The subject property is situated in the middle of the town at the junction of Avondale Drive with Harrier Way, close to the Harrier Way Public Carpark.



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## Description

The property is a former Social Club and consists of approximately 2,990 sq ft over two storeys. Internally, the premises comprises a main bar, a first floor bar/lounge, WCs, office, kitchen and basement cellar.

Externally, the property is finished to include rendered elevations and a slated roof.

The property may be suitable for a variety of uses or redeveloped subject to any necessary consents.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £7,400. The rate in the £ for 2023/24 is £0.541079 therefore the estimated rates payable for 2023/24 is £4,004.



## Accommodation

Area	
2,990 Sq Ft	278 Sq M

## Sale Details

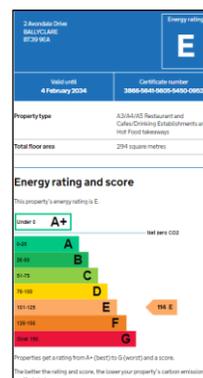
We are seeking offers over £85,000, exclusive.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## EPC

A copy of the EPC certificate is available below and can be made available on request.



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## Contact Us

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