



## 2A BALLOO AVENUE, BALLOO INDUSTRIAL ESTATE BANGOR BT19 7QT

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### Summary

- Highly prominent corner site location with excellent frontage onto the Bangor to Ards dual carriageway.
- Situated on Balloo Avenue in Balloo Industrial Estate, North Down's most popular industrial / commercial location.
- Comprises a site of 0.27 acres with office & warehouse accommodation extending to c. 1,311 sq ft.
- Ready to go Car Sales / Car Wash site or a similar use subject to planning.
- Potential development opportunity for a drive thru restaurant or retail warehouse / showroom subject to any statutory planning consents.

### Location

Bangor is a thriving commuter town located in the Borough of Ards and North Down on the North Down Coast. The town is one of Northern Ireland's most affluent and densely populated areas and is located approximately 12 miles from Belfast with a resident population of c. 76,500 and a district catchment of c. 200,000.

The subject property is located on Balloo Avenue in Balloo Industrial Estate, North Down's premier industrial / commercial location. The property enjoys excellent frontage onto the Bangor to Ards dual carriageway, benefitting from high volumes of passing vehicular traffic.

Neighbouring occupiers within Balloo Industrial Estate include Bloomfield Shopping Centre, Sainsburys Homebase, Regency Carpets and Richmond.

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### Description

The subject property comprises a detached office and warehouse/storage building set on a generous self-contained corner site of approximately 0.27 acres (0.11 hectares). The property benefits from a substantial 20m/65ft frontage onto the Newtownards Road (A21), a spacious tarmacadam yard with ample on-site car parking. Vehicular access is from Balloo Avenue.

### Accommodation

The property comprises of the following approximate areas:

Ground Floor	Sq M	Sq Ft
Offices/Ancillary	52.58	566
Warehouse	69.23	745
<b>Total</b>	<b>121.81</b>	<b>1,311</b>

### Rates

NAV: £12,100

Rate in £ (2020/21): 0.510730

Rates Payable: approx. £6,179.83 per annum

This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that any interested parties verify this with Land & Property Services (Tel: 0300200 7801).

### Rent

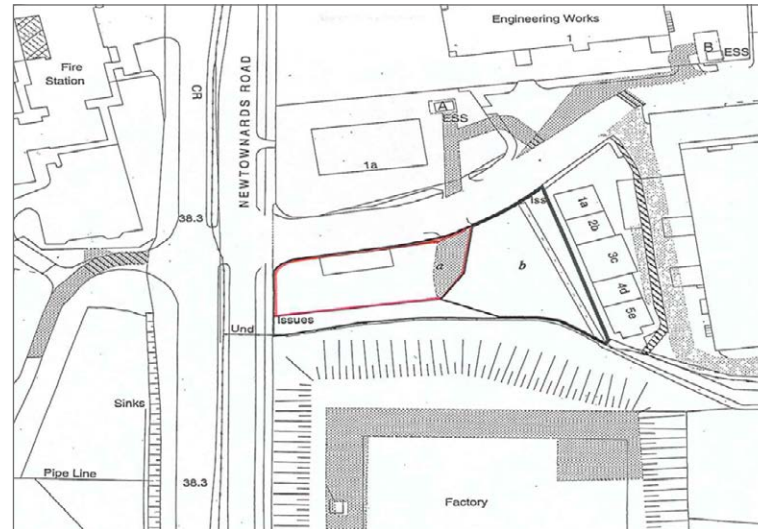
Inviting offers in the region of £18,500 per annum.

### Lease Term

Negotiable.

### Price

Inviting offers in excess of £250,000.



### Title

The property is held by way of a 999-year lease from 12/06/1990 on a peppercorn rent. There is a right of way in favour of the owner of the adjoining lands along the eastern boundary of the site from Balloo Avenue, shown shaded on the attached plan.

### VAT

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

### Viewing

Strictly by appointment with the sole selling/letting agents-

**Frazer Kidd LLP**

T: 028 9023 3111

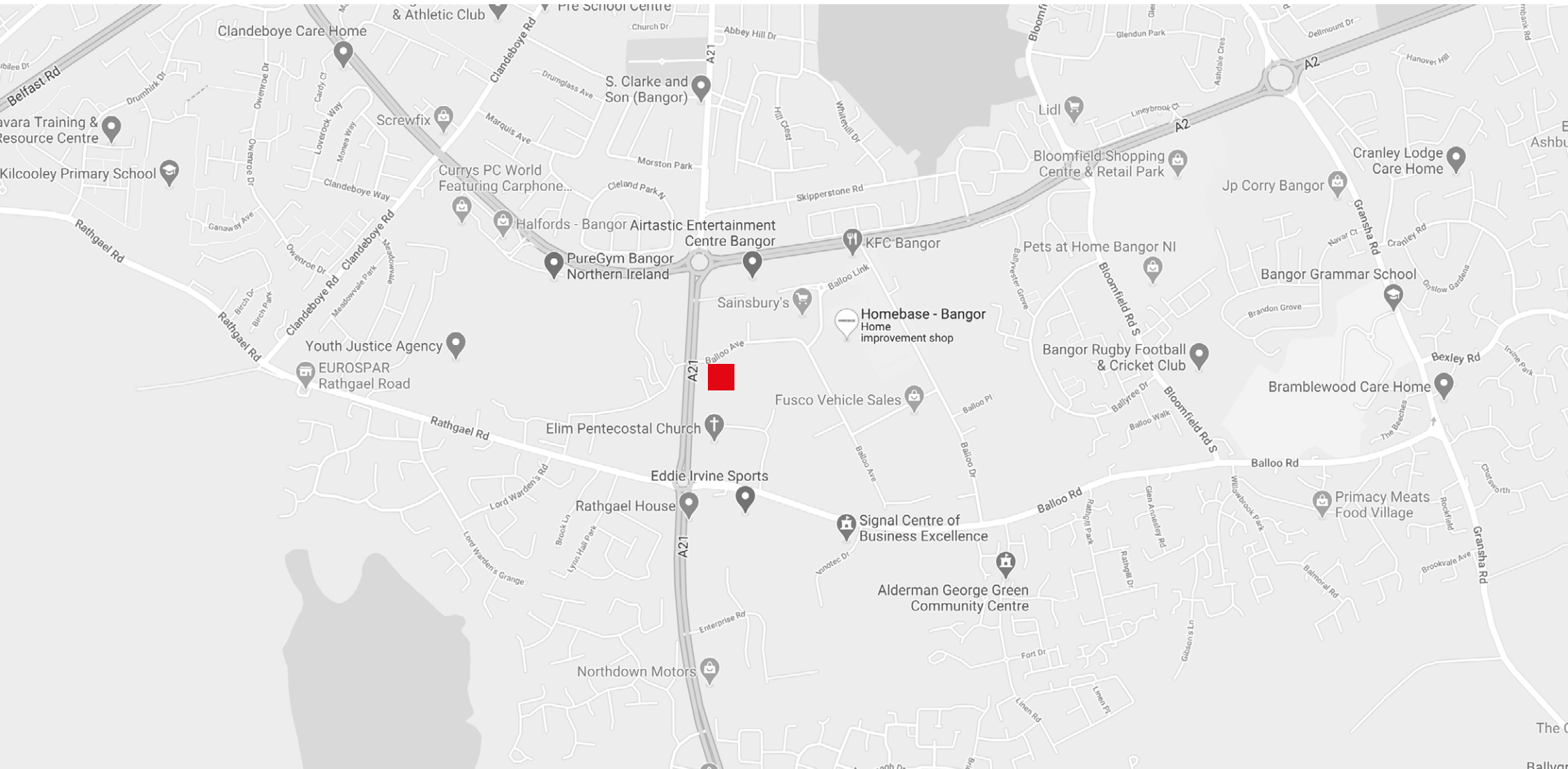
E: mail@frazerkidd.co.uk

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## EPC



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