

For Sale:

Asking Price

£599,950

To Let:

£70,000

**Viewing strictly by
appointment only.**



15 COMBER ROAD, CARRYDUFF, BT8 8AN

Features

- * **2.19 Acres site with hard standing.**
- * **Offices of c.60 Sq M.**
- * **Sheds of c.87 Sq. M**
- * **Large site suitable for more intensive redevelopment subject to planning.**
- * **Good quality existing offices and extensive hard standing.**
- * **Available due to business relocation.**
- * **Energy Performance Rating – 113**

The property comprises of a modern detached ground floor integral office of c.60 Sq M (637 Sq Ft) within a site of 2.19 acres (0.887 hectares). The property benefits of multiple sheds to the rear of the site of c. 87 Sq M (936 Sq Ft).

The property also benefits from a boundary fence with a lock and key gate entry system and a concrete driveway and yard area.

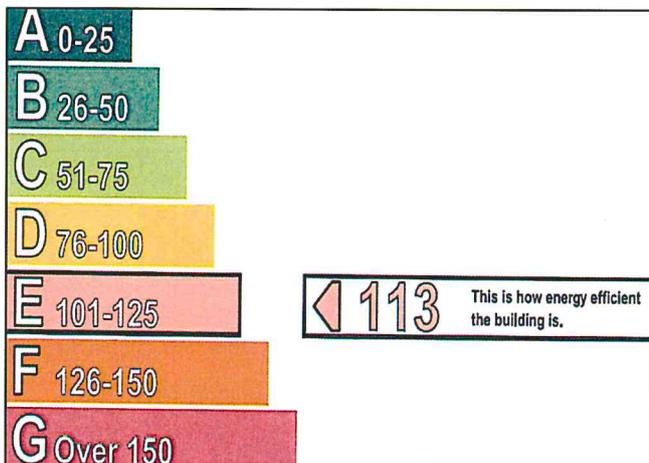


The Property Comprises:

<u>GROUND FLOOR</u>	2.19 Acres	
SITE WITH HARDSTANDING OFFICES		
OFFICES	60 Sq M	637 Sq Ft
SHEDS	87 Sq M	936 Sq Ft

NAV: We have been advised that the NAV is £8,450.
 Rate in 2016/7 is 0.533216 resulting in rates payable of £4,505.68.

Energy Performance Rating



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Location

