

On the instructions of Antrim & Newtownabbey Borough Council



SUBJECT PROPERTY



FOR SALE / TO LET Potential Development Opportunity Suitable for a wide variety of uses including Coffee Pod & Drive Thru (subject to planning and necessary consents)
Former Toilet Block, Castle Mall, Market Sq, Antrim

LOCATION

Antrim is located c. 15 miles north of Greater Belfast and is situated on the edge of the M2 Motorway. The town has a strong mix of housing and is a very popular commuter town for Greater Belfast and Ballymena, being centred around a superbly developed transport and road infrastructure.

The subject property is located within the car park adjacent to Castle Mall Shopping Centre. The car park provides c. 400 spaces and has prominent frontage onto the Dublin Road and Castle Way, both of which benefit from high levels of vehicular traffic.

DESCRIPTION

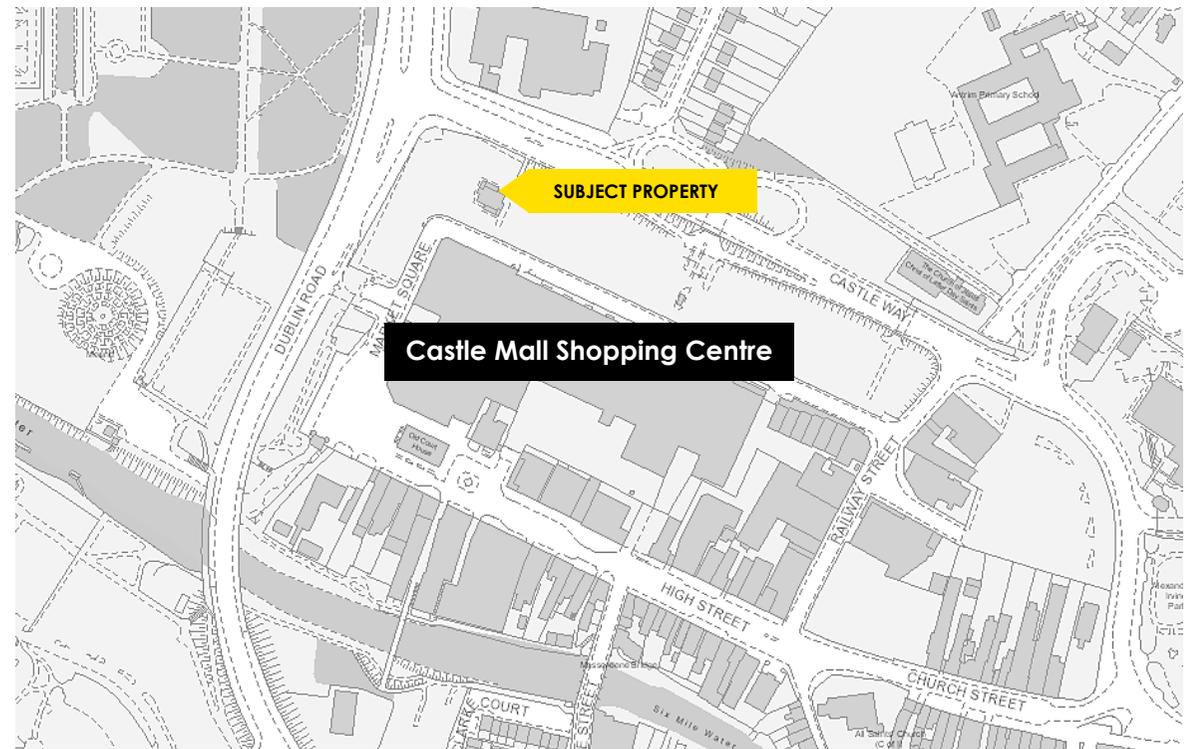
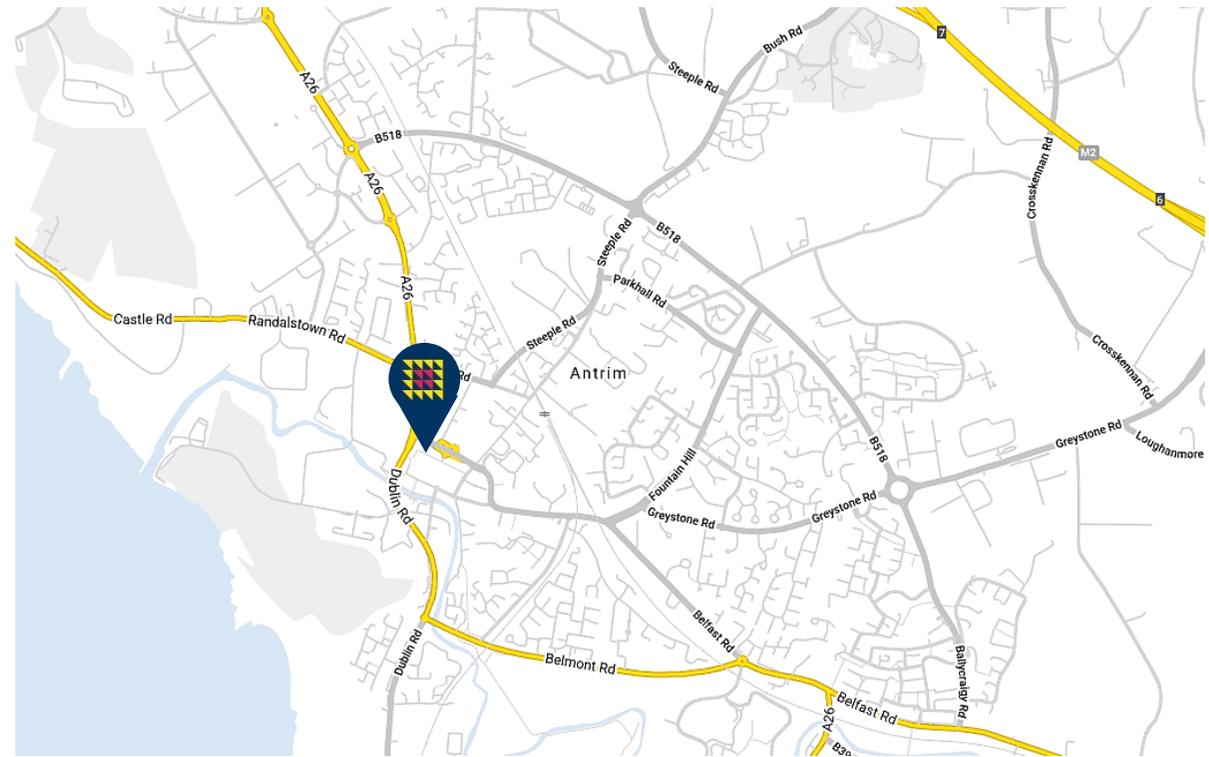
The subject comprises a former toilet block extending to a footprint of just over 1,800 sq ft.

The property is ideally suited for a wide range of commercial development opportunities to include a coffee shop, drive thru or restaurant, subject to any necessary planning, statutory and user consents.

ACCOMMODATION / SITE AREA

The holding extends to c. 1,800 sq ft on a site of c. 0.04 acres.

Please note an additional area surrounding the subject property may be available – further details on request.





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/uksi/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.

SALES DETAILS

PRICE: Offers over £100,000
TITLE: To be advised

LEASE DETAILS

RENT: On application

EPC

We are advised that an EPC is not required for the subject property.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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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.