



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Substantial Commercial Premises  
**1A Ballyquillan Rd, Aldergrove, Crumlin BT29 4DD**

# LOCATION / DESCRIPTION

The subject property is located on a prominent corner site at the Junction of Ballyquillan Road, Diamond Road and Ballynadrentagh Road in Aldergrove.

The subject is located within close proximity to Belfast International Airport, some 3.5 miles away.

The subject comprises a substantial former licensed premises.

**Internally** the property benefits from an open entrance hall leading to the main workshop which is fitted out to include feature stained glass windows, suspended ceilings, strip lighting and part solid wood floor. The entrance hall also provides access to the front showroom also benefitting from stained glass etched windows.

To the rear of the property there is a small lounge / office with feature fireplace. The property also benefits from a kitchen and separate male / female WCs. The property benefits from oil fired central heating.

**Externally** there is a tarmac yard to provide staff / customer parking.

# ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
Entrance Hall	c. 21 sq m	229 sq ft
Main Lounge Area	c. 113 sq m	1,214 sq ft
Front Retail	c. 41 sq m	446 sq ft
Back Lounge / Office	c. 10 sq m	104 sq ft
Rear Entrance	c. 12 sq m	131 sq ft
Kitchen	c. 10 sq m	105 sq ft
WC	-	-
TOTAL ACCOMMODATION	c. 207 sq m	2,229 sq ft







More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

94

This is how energy efficient the building is.

## 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.

## LEASE DETAILS

RENT: £6,000 p.a. plus VAT (if applicable)  
TERM: Negotiable  
REPAIRS / INSURANCE: Full repairing and insuring lease

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £2,900. The commercial rate in the pound for 2019 / 2020 is £0.58936.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

## VAT

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

## FURTHER DETAILS



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Our Ref: AMcK/JP/8802

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.