



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Prominent Town Centre Retail Building  
**73-75 Main Street, Ballyclare, BT39 9AA**



# LOCATION / DESCRIPTION

Ballyclare is the largest rural settlement within the rural Newtownabbey area and is a busy provincial market town. The town is located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick.

Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne.

Ballyclare has a resident population of 17,564 people. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to the enhanced transport links with the A8.

The subject occupies a prominent position on Main Street in the heart of Ballyclare's prime commercial area. Neighbouring occupiers include Boots, Brown's Coffee Co. and DC Jewellers.

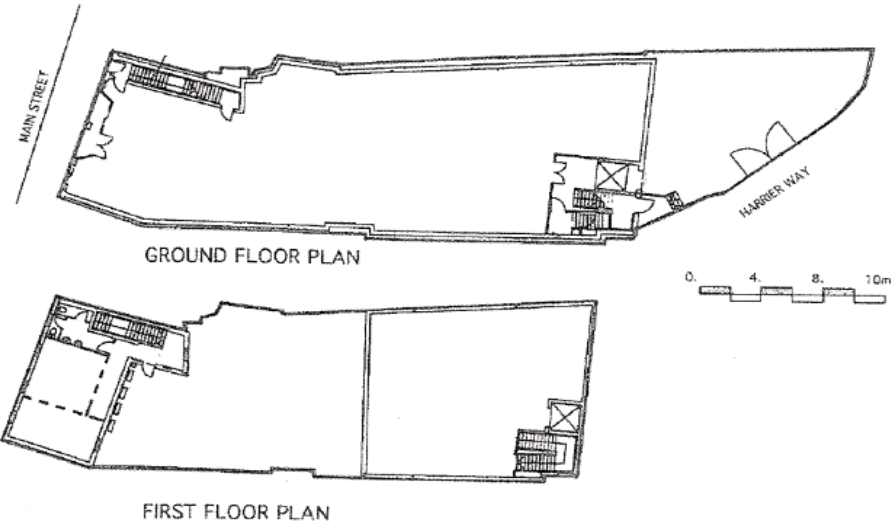
The property is also situated just 30 m. away from the new £5 million 47,000 sq ft community healthcare centre which is currently under development at the top of Harrier Way.

The subject comprises a two storey mid-terrace building with substantial retail area, store and disabled WC on the ground floor. On the first floor there is a large storage room, office, kitchen and a further WC. The retail accommodation is fitted out to include tiled floors, suspended ceilings, fluorescent strip lighting and air-conditioning. Additionally there is a service lift to the rear of the building.

Externally there is a secure gated service yard to the rear which abounds a shared customer carpark.

# ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Shop	316 sq m	3,401 sq ft
Store	34 sq m	366 sq ft
TOTAL	350 sq m	3,767 sq ft
FIRST FLOOR		
Store	139 sq m	1,496 sq ft
Office	14.9 sq m	160 sq ft
Kitchen	19.6 sq m	211 sq ft
TOTAL	173.5 sq m	1,866 sq ft
OVERALL TOTAL	523.5 sq m	5,653 sq ft



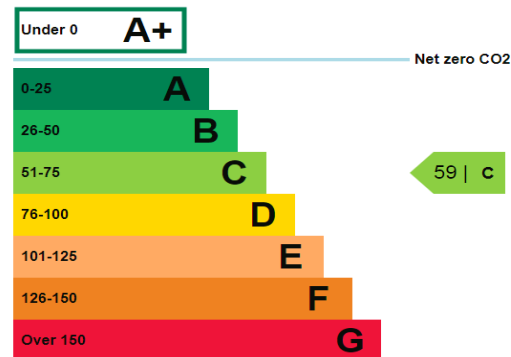


## Customer Due Diligence

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/uksl/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

RENTAL: Price on Application  
TERM: Negotiable

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £17,000. The commercial rate in the pound for 2019 / 2020 is £0.519426.

Please note that all perspective purchasers 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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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.