



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Commercial Yard, Workshop & Showroom
102 Moorfields Road, Ballymena BT42 3HJ

LOCATION / DESCRIPTION

Ballymena is one of the province’s largest towns being located c. 28 miles from Greater Belfast, c. 18 miles from the Port of Larne and c. 15 miles from the International Airport.

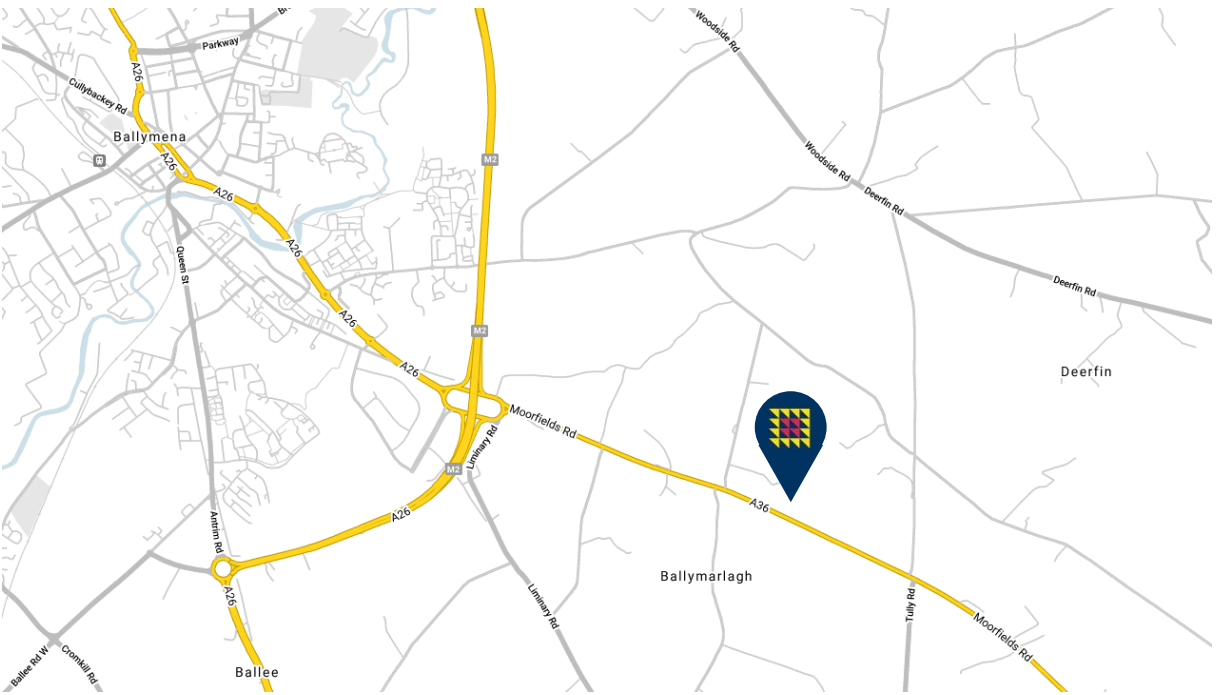
The town enjoys excellent commuter links having dual carriageway and nearby motorway connectivity to Greater Belfast and the benefit of a railway station, which is on the main Belfast to Londonderry Line.

The subject property is prominently located on the Moorfields Road, only a short distance from Ballymena. The road is the main / direct link between Ballymena and Larne benefitting from a high level of passing port and freight traffic.

The holding is accessed from the Moorfields Road via a private laneway over which a Right of Way will be granted as part of the sale.

The subject comprises a commercial holding extending to c. 1.8 acres to include a commercial yard, workshop and modern showroom. The commercial yard which is predominantly laid in stone, is flat in nature and benefits from extensive road frontage onto the Moorfields Road.

The workshop and showroom are accessed from the main yard, with the showroom area fitted with suspended ceilings and recessed strip lighting.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
SHOWROOM	c. 128 sq m	1,380 sq ft
WORKSHOP	c. 106 sq m	1,145 sq ft
TOTAL ACCOMMODATION	c. 134 sq m	2,525 sq ft

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Site Area:

The subject extends to c. 1.8 acres (0.73 ha)



FOR IDENTIFICATION PURPOSES ONLY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

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 in the region of £200,000
TITLE: Assumed freehold.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £2,350. The commercial rate in the pound for 2021 / 2022 is £0.590326.

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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O'CONNOR KENNEDY TURTLE

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Our Ref: AMcK/JP/9125

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.