



**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE** Fully Let Mixed-Use Investment Opportunity Producing £25,200 p.a.

**182 – 190 Station Rd, Greenisland, Carrickfergus  
BT38 8UN**

# LOCATION / DESCRIPTION

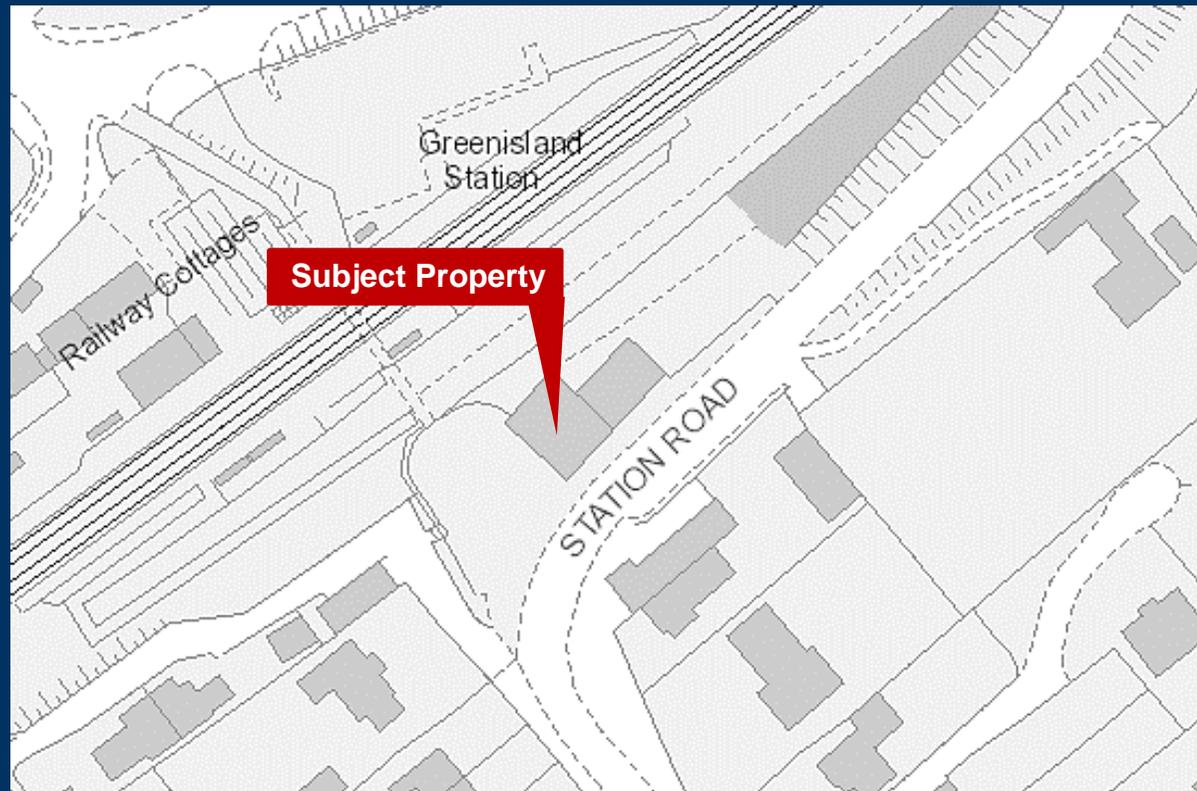
Greenisland is a popular commuter town located c. 8 miles from Belfast, 1.8 miles from Jordanstown and 3.7 miles from Carrickfergus.

The town has a resident population of 5,846 and benefits from excellent public transport infrastructure and road networks in place.

The town has a surgery, pharmacy, several schools and is within close proximity to the Ulster University Campus.

The subject property is located on the Station Road in the centre of the town, immediately outside the entrance to Greenisland Train Station. Additionally, the property is just a short distance from the Shore Road seafront.

The subject comprises a detached building with a rendered external finish and a pitched tiled roof, housing three retail units on the ground floor and two two-bedroom apartments on the first floor. The entire property is fully let and has been well-maintained by the current tenants who have all occupied the property on a long-term basis.



# TENANCY SCHEDULE

DEMISE	TENANT	RENT	TERM	NAV
182-184 Station Road, Greenisland	Evergreen Chinese Takeaway	£10,800	10 years from May 2016	£6,500
186 Station Road, Greenisland	Hops & Vines Off-License	£4,800	10 years from December 2023	£3,100
188 Station Road, Greenisland	Apartment 1 – Private Tenant	£4,800	-	-
190 Station Road, Greenisland	Apartment 2 – Private Tenant	£4,800	-	-
<b>Total Income</b>		<b>£25,200</b>		

184 – 190 Station Road, Greenisland

# Accommodation

ADDRESS	DESCRIPTION	SIZE SQ M	SIZE SQ FT
<b>182-184 STATION ROAD (Evergreen Chinese)</b>	Waiting Area	25.3 sq m	272 sq ft
	Kitchen	13.4 sq m	144 sq ft
	Prep Room	15.3 sq m	165 sq ft
	Store	23.3 sq m	251 sq ft
	WC	2.84 sq m	30.6 sq ft
	<b>TOTAL</b>	<b>80.01 sq m</b>	<b>862 sq ft</b>
<b>186 STATION ROAD (Hops &amp; Vines Off License)</b>	Retail Area	29.7 sq m	320 sq ft
	Store	3.48 sq m	37.5 sq ft
	WC	1.99 sq m	21.4 sq ft
	<b>TOTAL</b>	<b>35.2 sq m</b>	<b>379 sq ft</b>
<b>188 STATION ROAD (Apartment 1)</b>	Living Room	13.3 sq m	143 sq ft
	Kitchen	11.5 sq m	124 sq ft
	Bedroom 1	7.75 sq m	83.4 sq ft
	Bedroom 2	6.21 sq m	66.8 sq ft
	Bathroom	4.08 sq m	43.9 sq ft
	<b>TOTAL</b>	<b>42.8 sq m</b>	<b>461 sq ft</b>
<b>190 STATION ROAD (Apartment 2)</b>	Living Room	13.3 sq m	143 sq ft
	Kitchen	11.5 sq m	124 sq ft
	Bedroom 1	7.75 sq m	83.4 sq ft
	Bedroom 2	6.21 sq m	66.8 sq ft
	Bathroom	4.08 sq m	43.9 sq ft
	<b>TOTAL</b>	<b>42.8 sq m</b>	<b>461 sq ft</b>
<b>OVERALL TOTAL</b>		<b>201 sq m</b>	<b>2,163 sq ft</b>





**Subject Property**

# SALES DETAILS

PRICE: Offers in the region of £300,000  
 TITLE: Assumed Freehold

## VAT

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

## FURTHER DETAILS



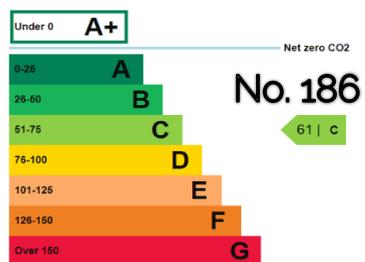
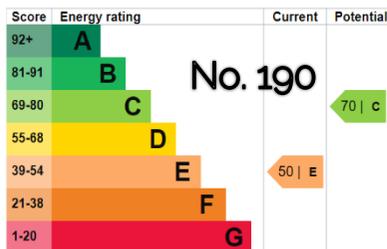
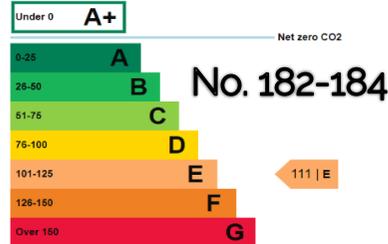
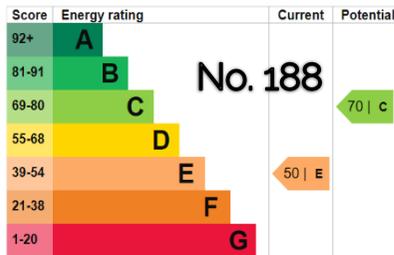
**OKT**  
 O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle  
 22 Adelaide Street  
 Belfast BT2 8GD  
 T +44 (0)28 9024 8181  
 E belfast@okt.co.uk

CONTACT:

MARK PATTERSON | mark.patterson@okt.co.uk  
 JAMES CHRISTIE | james.christie@okt.co.uk

Our Ref: JC/JP/9141



### 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.