



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

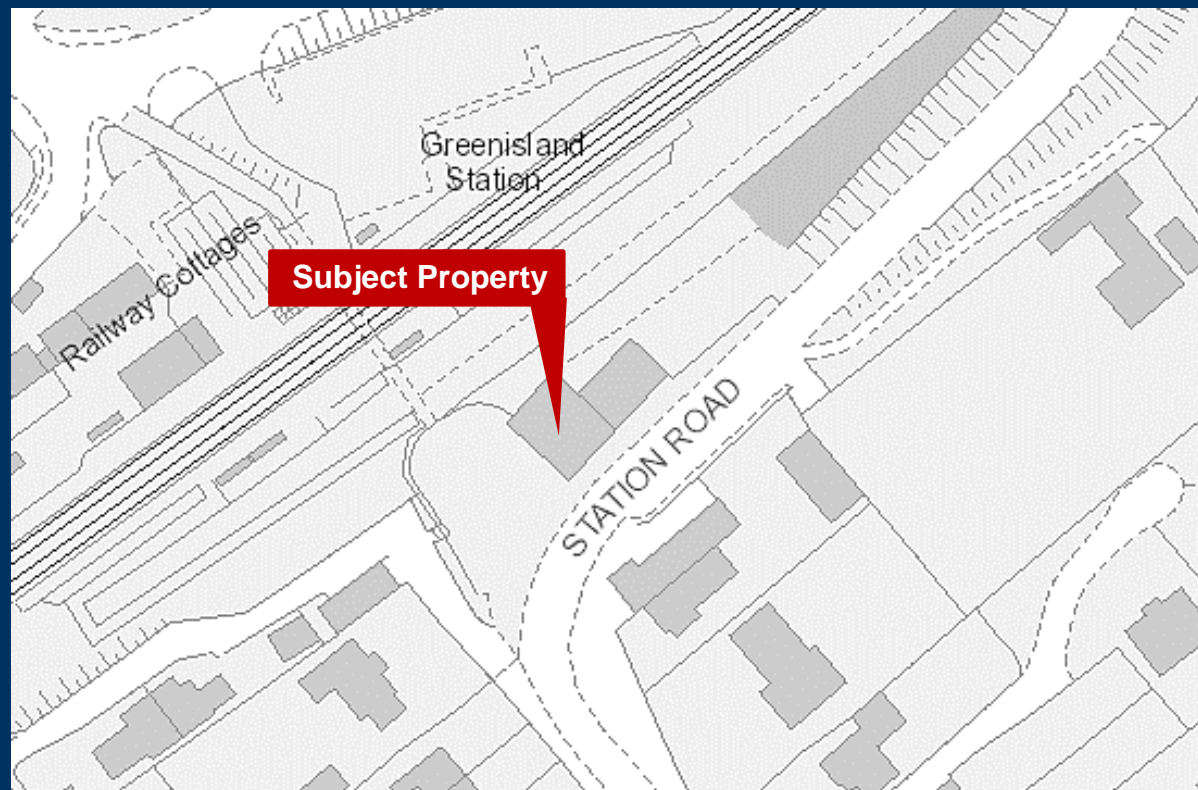
Greenisland is a popular commuter town located c. 8 miles from Belfast, 1.8 miles from Jordanstown and 3.7 miles from Carrickfergus.

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	-	-
Total Income		£25,200		

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.

184 – 190 Station Road, Greenisland

Accommodation

ADDRESS	DESCRIPTION	SIZE SQ M	SIZE SQ FT
182-184 STATION ROAD (Evergreen Chinese)	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
	TOTAL	80.01 sq m	862 sq ft
186 STATION ROAD (Hops & Vines Off License)	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
	TOTAL	35.2 sq m	379 sq ft
188 STATION ROAD (Apartment 1)	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
	TOTAL	42.8 sq m	461 sq ft
190 STATION ROAD (Apartment 2)	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
	TOTAL	42.8 sq m	461 sq ft
OVERALL TOTAL		201 sq m	2,163 sq ft





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



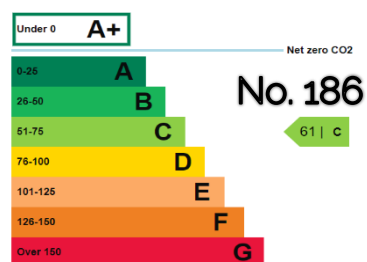
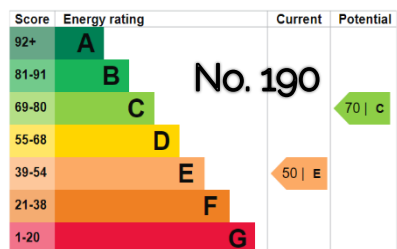
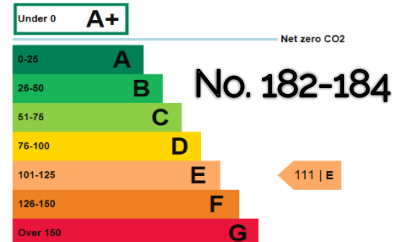
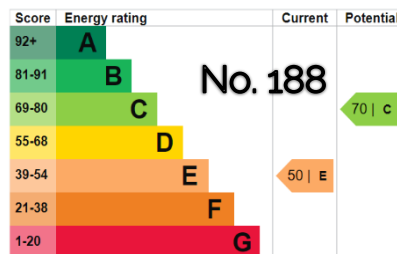
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Our Ref: JC/JP/9141



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.