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# FOR SALE

## 7 & 9 Main Street, Parkgate, Ballyclare, BT39 0DG

Mixed Use Investment Comprising 2 no. Ground Floor Hot Food Units and 2 no. First Floor Apartments



# LOCATION

Parkgate village is within the rural Antrim area, being located some 15 miles north of Belfast, 4 miles west of Ballyclare and 5 miles east of Antrim. The town has good transport links with the rest of the Province, especially to the Port of Larne to the north east and Belfast International Airport, both within a 25 minute drive time.

Parkgate forms part of the Antrim & Newtownabbey Borough Council . The area has increasingly become a strong residential area and acts as a commuter belt to Belfast and Antrim due to the enhanced transport links within the local area.

The subject properties are located on the Main Street within the centre of the village. The accommodation is situated adjoining other commercial users whilst also close to a number of residential areas.

# DESCRIPTION

The subject property comprises a village centre, mixed use investment property, consisting of 2 No. ground floor hot food units and 2 No. first floor apartments with off street parking to the front elevation.

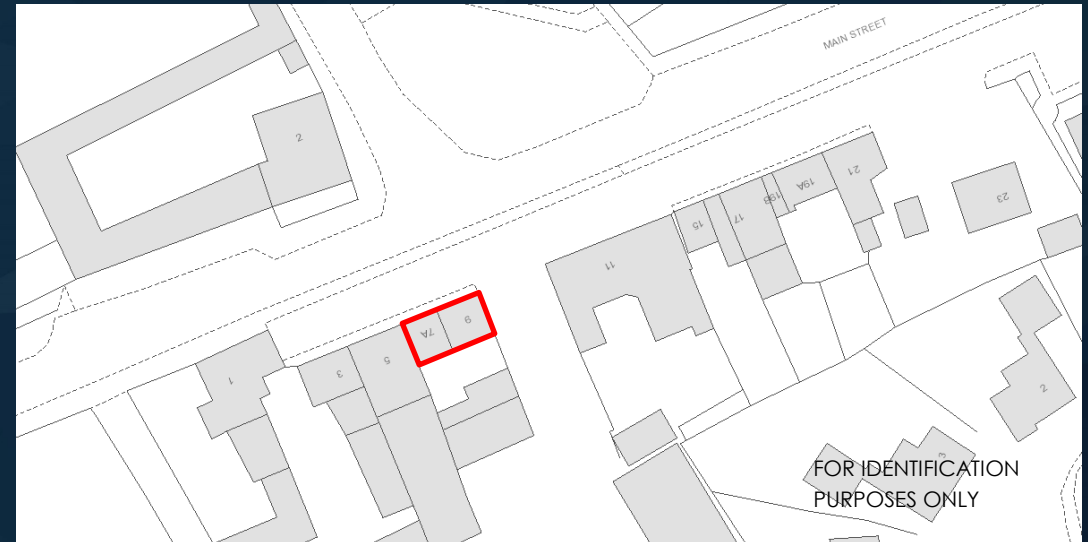
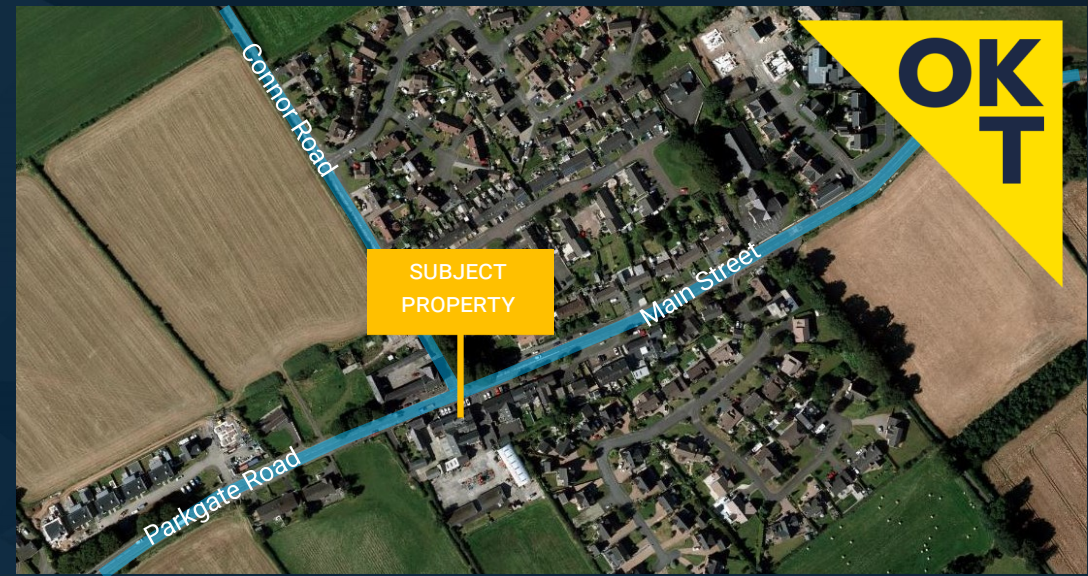
**7 Main Street** is occupied by the Happy Village Chinese Takeaway and is fitted with tiled flooring throughout, painted / plastered walls, spot lighting and provides a waiting area, cooking and preparation area, rear store and WC.

**9 Main Street** has just been let as a pizza & kebab takeaway and is fitted with an aluminium shop front, electric roller shutter, tiled flooring with a mix of solid and suspended ceilings, painted / plastered walls and provides a seating area, cooking area, preparation space, store, WC and cash office.

The 2 No. first floor apartments are accessed from Main Street via a shared entrance. The apartments known as 7A and 9A provide 2 No. bedrooms and 1 No. bedroom respectively.

Apartment 7A comprises of 2 No. bedrooms along with an open plan living area with kitchen, bathroom and small store. Apartment 9A comprises 1 No. bedroom with open plan living area, kitchen, bathroom and small store.

# ACCOMMODATION



ADDRESS	TENANT	AREA (SQ M)	AREA (SQ FT)	RENT P.A.	LEASE DETAILS	NAV
7 Main Street	Tony Chan t/a Happy Village Chinese Takeaway	52 sq m	562 sq ft	£15,000	10 years from 01/10/2020 with 5 year break / rent review	£4,100
9 Main Street	Mr Sudeep & Mr Singh t/a Pizza & Kebab Shop	96 sq m	1,034 sq ft	£15,000	10 years from 01/01/2024 with a tenant break option / rent review on the 5th anniversary. Rent commencement date is 01/07/24)	£2,600
7A Main Street	First Floor Flat	54 sq m	584 sq ft	£4,200	1 year from 26/04/2025	£70,000 (Capital Value)
9A Main Street	First Floor Flat	39 sq m	416 sq ft	£5,700	1 year from 25/04/2025	TBC
TOTAL		241 sq m	2,596 sq ft	£39,900 p.a.		



# SALES DETAILS

PRICE: We are seeking offers in the region of £395,000  
TITLE: We assume the property is held under freehold title.  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



# EPC RATINGS

7 Main Street: D98      9 Main Street   E116  
7A Main Street   D68      9A MainStreet   D64

## 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.

REF: 9524



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 [okt.co.uk](http://okt.co.uk)

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.

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