



**FOR SALE** (Available in 1 or 2 lots)

Prominent Redevelopment Opportunity extending to c. 2.1 acres

**35 Woodside Road, Ballymena BT42 4QH**





# LOCATION

The subject is located on Woodside Road, a well established industrial location situated c. 3 miles from Ballymena town centre and in close proximity to the M2 Ballymena bypass providing quick and convenient access to all parts of the Province.

The property comprises 3 No. agricultural units with various associated outbuildings, previously used for food storage purposes, 1 No. 2 storey residential dwelling and an industrial development site.

# ASSET OVERVIEW

## LOT 1

### 35 WOODSIDE ROAD (OCCUPIED)

- Detached 2 storey 2 No. bedroom property.
- Net Internal Area of c. 833 sq ft (77 sq m).
- Finished to include hardwood double glazed windows and oil fired central heating.

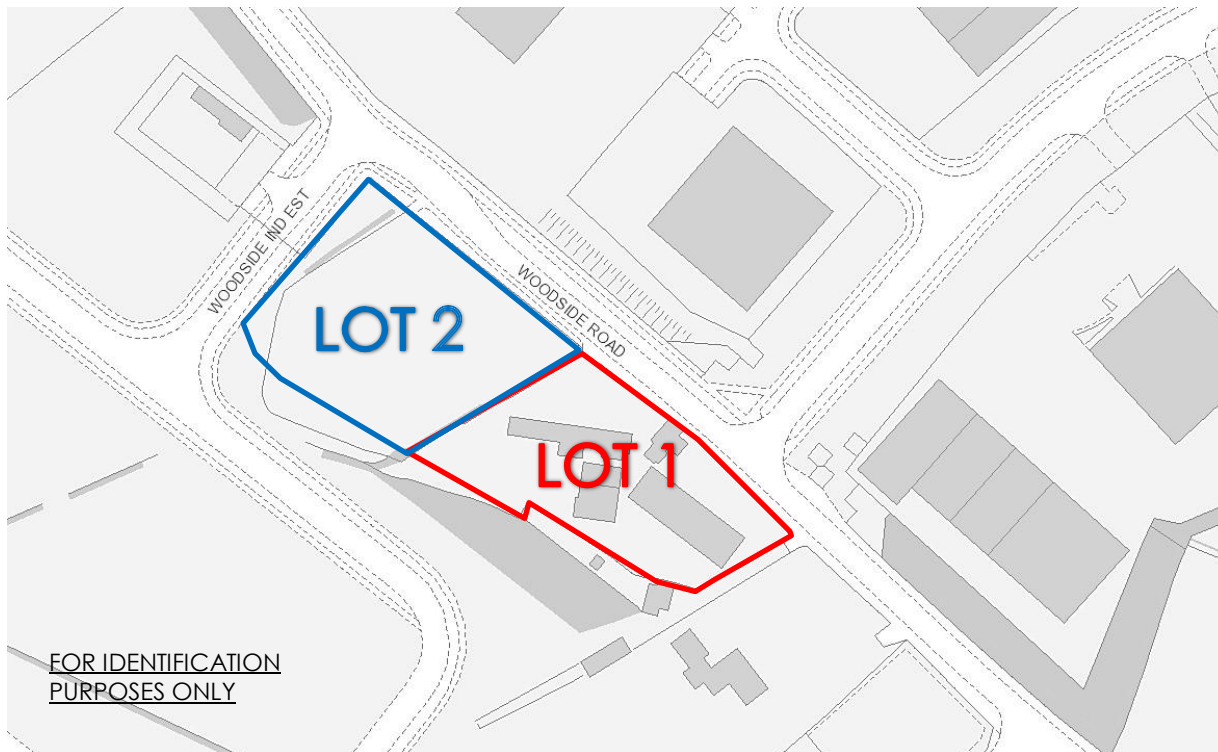
### AGRICULTURAL / STORAGE ACCOMMODATION

- Unit 1 - Gross Internal Area of c. 2,200 sq ft (186 sq m).
- Unit 2 - Gross Internal Area of c. 2,140 sq ft (199 sq m).
- Unit 3 - Gross Internal Area of c. 4,750 sq ft (441 sq m).

## LOT 2

### INDUSTRIAL DEVELOPMENT LANDS

- The lands extend to c. 0.9 acres.
- Frontage of c. 90m onto Woodside Road.
- Right of way retained for separate access to the north west boundary, subject to necessary planning consents.
- The site is designated as lands zoned for industrial use within the Ballymena Area Plan.





Lot 1



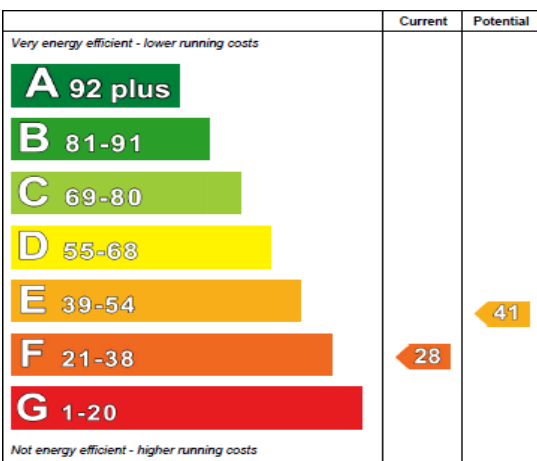
Lot 1 – Unit 1



Lot 2



Lot 1 – Unit 2



Lot 1 – Unit 3

# SALES DETAILS

PRICE: LOT 1 - £175,000  
LOT 2 - £110,000

TITLE: Assumed freehold / long leasehold.

## VAT

All prices, outgoings etc are exclusive of VAT, 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:

MATTHEW MCNUTT | matthew.mcnutt@okt.co.uk  
BRIAN TURTLE | brian.turtle@okt.co.uk

Our Ref: MMcN/JP/7824

## 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.

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