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FOR SALE

128 Ballycregagh Road, Clough, BT44 9RG

Former Community Centre extending to c. 203 sq m (2,185 sq ft)

LOCATION

The subject comprises a former community centre which is located on the Ballycregagh Road in the centre of Clough Village.

The village sits on the Ballycregagh and Cloughwater Roads, the main arterial route between Cloughmills and Ballymena.

DESCRIPTION

The former community centre comprises a 2-storey property which fronts onto the Ballycregagh Road. The property benefits from a pebble dashed exterior and a pitched, slate tile roof.

Internally this former Community Hall is arranged over two levels and includes a large hall, kitchen, male/female and disabled W/C and storage space.

Externally there are two shipping containers located in the rear with one being converted to an outside space with wooden flooring and walls.

The property is heated by way of a gas fired central heating system.

Suitable for a wide variety of uses subject to planning approval.

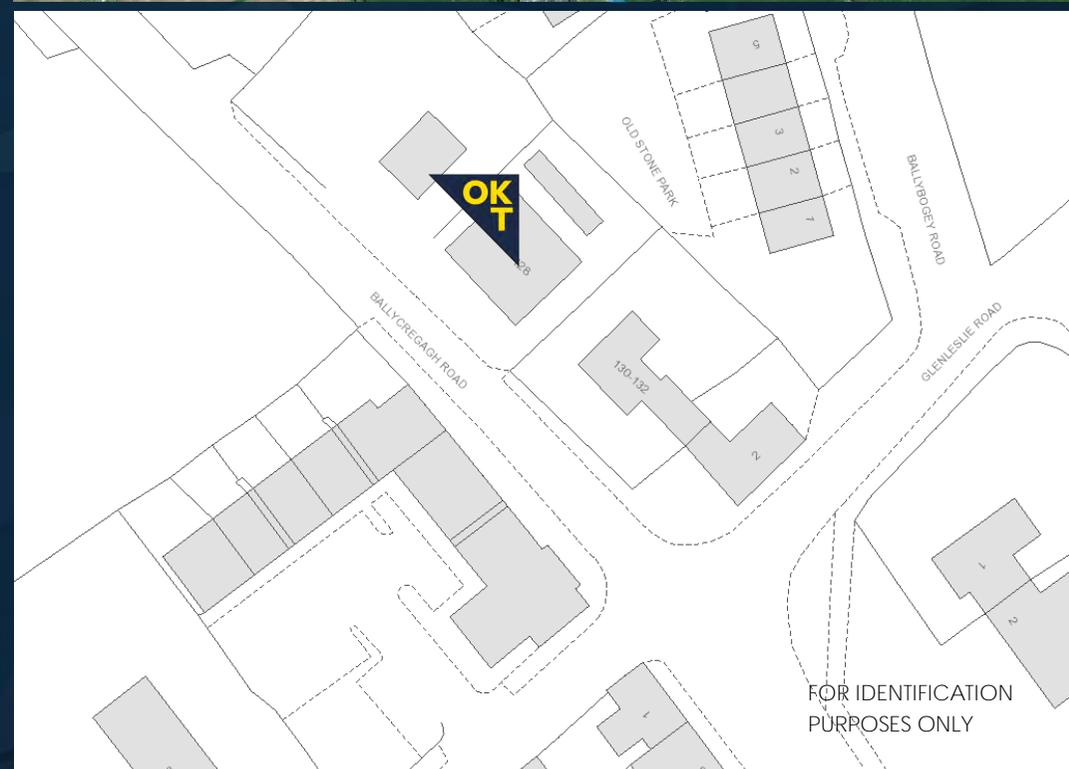
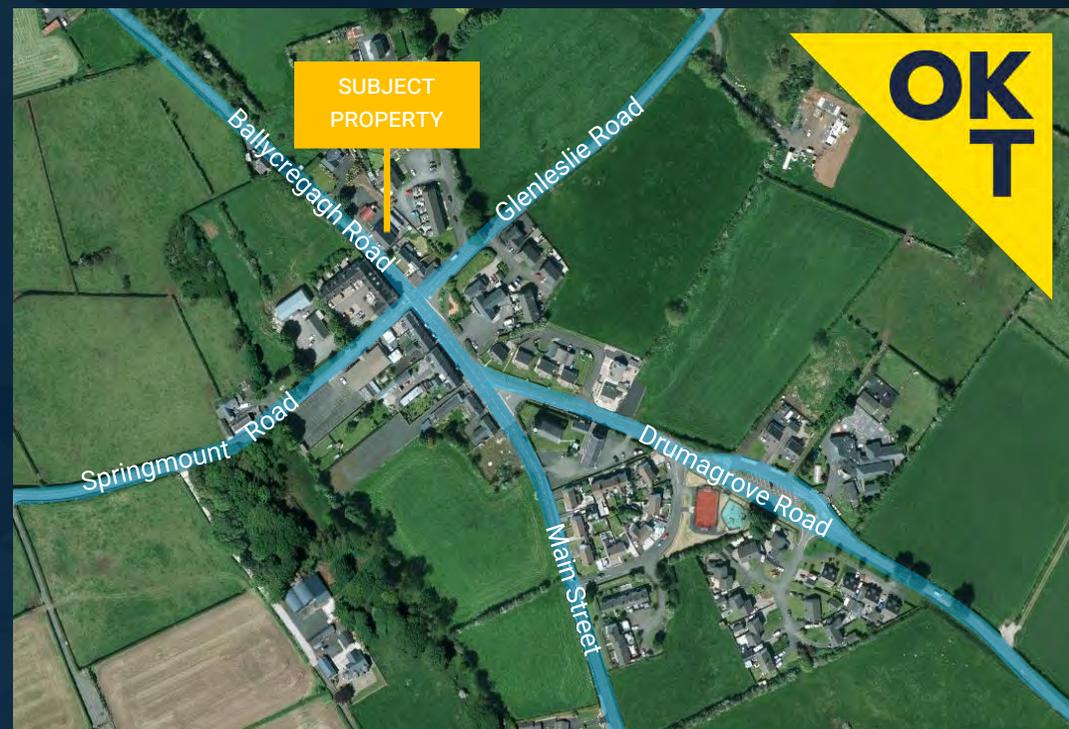
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Hall	c. 128 sq m	1,378 sq ft
Ball Store	c. 10 sq m	108 sq ft
Kitchen	c. 5 sq m	54 sq ft
Disable Male & Female WC's		
FIRST FLOOR		
Office	c. 9 sq m	97 sq ft
TOTAL ACCOMMODATION	c. 152 sq m	1,636 sq ft
Shipping Container	c. 41 sq m	441 sq ft
External Store	c. 10 sq m	108 sq ft

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: 7931





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SALES DETAILS

PRICE: Offers in the region of £50,000
TITLE: Assumed freehold
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.

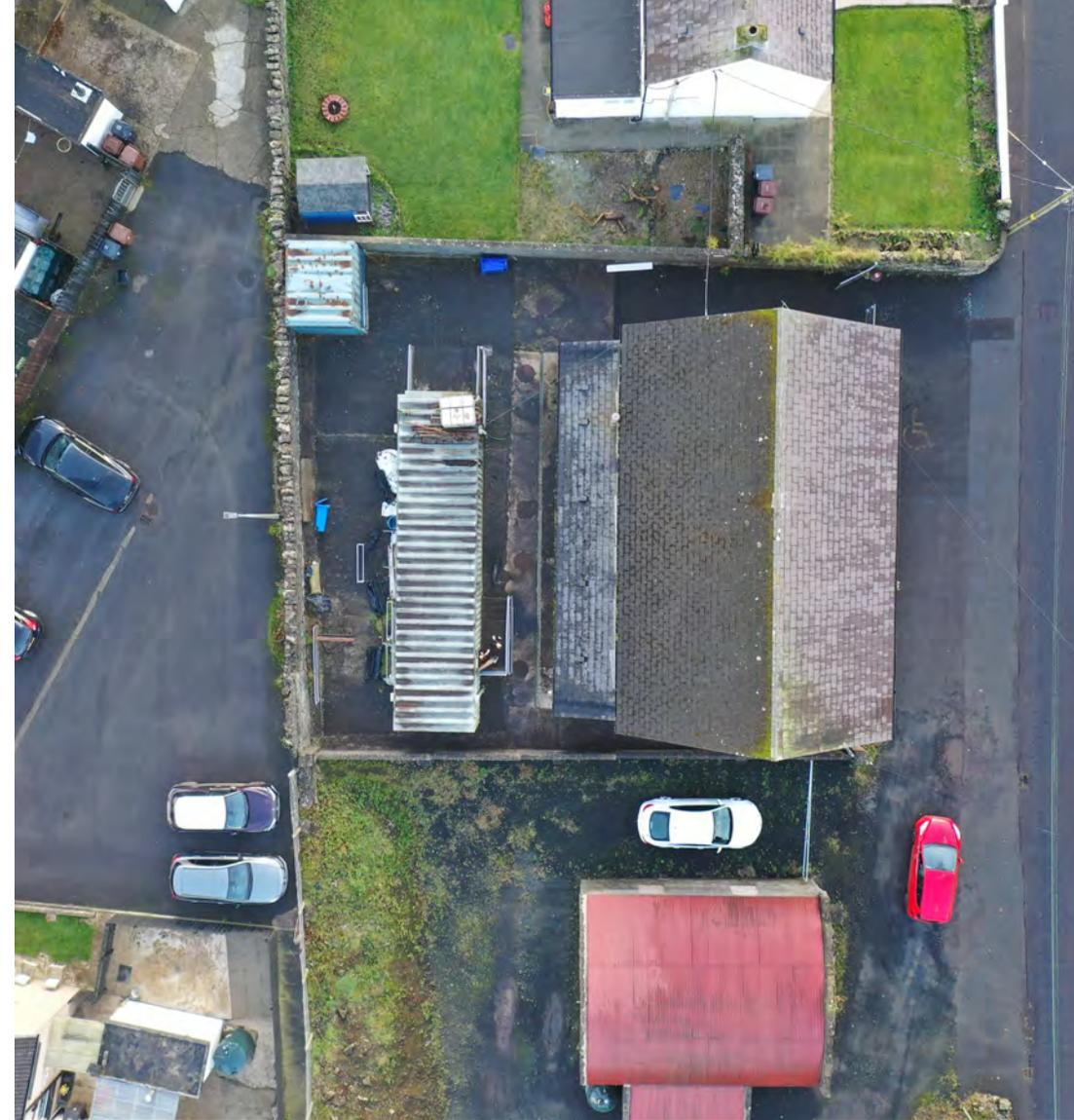
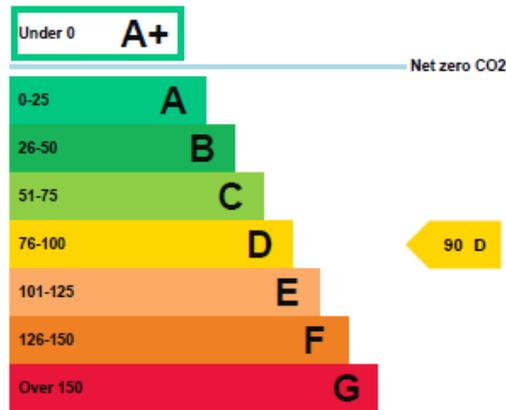
NAV (RATES PAYABLE)

NAV: £4,300

Estimated rates payable to be confirmed

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.



EPC DETAILS

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.