



FOR SALE / TO LET Stand Alone Trade Counter Unit within Self Contained Site
37 Pennybridge Industrial Estate, Ballymena, BT42 3HB

LOCATION / DESCRIPTION

This highly accessible commercial premises is available due to the business relocating to alternative premises. It is located within Pennybridge Industrial Estate which is the premier business hub in Ballymena town and the surrounding area as the list of surrounding occupants testifies to i.e. Village Blinds, NIE, DVLA, Advance Engineering, City Electrical Factors, Ciga, Nicholls PFS, Dale Farm, Screwfix, Martin Phillips and the recently arrived Howdens (Kitchens and Bathrooms).

The subject is a standalone Trade Counter / Industrial unit within self-contained site and is ideal for purchase by a range of owner occupiers or the discerning investor to avail of the strong rental demand for this location.

Externally the unit is of steel portal frame construction with concrete block wall reveals, enclosed by a pitched roof incorporating translucent panelling at intervals. Internally floors are to a smooth screed concrete finish. Heating is via an oil fired central heating system and in terms of access there is a roller door on the southern gable wall. The accommodation is currently sub-divided into various portions to include a showroom, 2 mezzanine floors and a range of partitioned offices.

ACCOMMODATION

Ground Floor	663.3 m ²	7,139 sq ft
Front Mezzanine	149.4 m ²	1,608 sq ft
Rear Mezzanine	73.6 m ²	792 sq ft
Total	886.3 m²	9,539 sq ft
Eaves Height	4.4 m	14'7 ft
Site Area	0.19 Hectare	0.45 acre

LEASE DETAILS

RENTAL: Price on application

TERM / RENT REVIEW: Negotiable

REPAIRS: Full Internal insuring and repairing lease.

SALES DETAILS

GUIDE PRICE: £265,000 Exclusive

TITLE: Assumed Long Leasehold



Customer Due Diligence

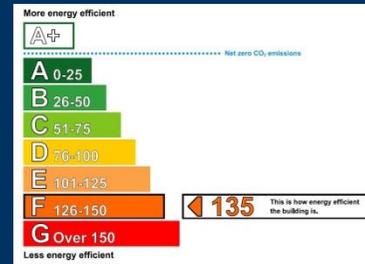
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

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.



EPC (F135)



NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £22,725.

The proposed 2020 revaluation from 1st April 2020 for the subject property is £21,800.

The commercial rate in the pound for 2019 / 2020 is £0.64056

Please note that all perspective purchasers / tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

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

FURTHER DETAILS



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