



**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 <sup>2</sup>	7,139 sq ft
Front Mezzanine	149.4 m <sup>2</sup>	1,608 sq ft
Rear Mezzanine	73.6 m <sup>2</sup>	792 sq ft
<b>Total</b>	<b>886.3 m<sup>2</sup></b>	<b>9,539 sq ft</b>
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.

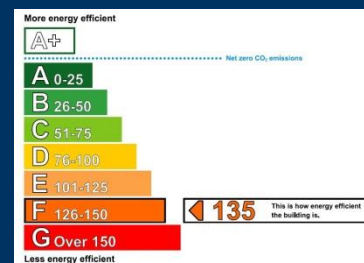




OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, 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.



## 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 1<sup>st</sup> 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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