



**O'Connor
Kennedy
Turtle**

For Sale / To Let

Extensive Production / Warehouse Premises



**169 Knock Road
Dervock, Ballymoney
Co Antrim
BT53 8BA**



**Chartered Surveyors
Property Consultants**

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22 Adelaide Street
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T 028 9024 8181
F 028 9024 8188
E belfast@okt.co.uk

Northern Office:
20 – 22 Stable Lane
Coleraine BT52 1DQ
T 028 7034 4244
F 028 7034 4949
E coleraine@okt.co.uk

**Approx. 16,850 sq ft Unit
Within Self Contained Yard**





Location and Description



The premises are situated on the western side of Dervock village fronting the B66 approximately 3 miles from the A26 Ballymoney Bypass and 4 miles from the town itself.

Essentially on offer for sale or lease, this large industrial property provides office accommodation to the front and a range of production bays to the side and rear, to include a loading bay to one side and additional roller shutter access on the front façade.

The site is secured by a perimeter fence and set in yard compound having a mix of laid concrete and hardcore with substantial road frontage.

Ideal for a wide range of storage, production, distribution users or other such uses as compliment the properties existing use.

Alternatively, on the sale basis, suited for extensive alteration or redevelopment (subject to planning).

Accommodation

	sq m	sq ft
Bay 1	752.7	8,100
Bay 2	752.7	8,100
Loading Bay	60.4	650

NOTE

Bay 1 - Includes c.7,000 sq ft open space with annexed canteen kitchen and office.
At first floor there is a further 710 sq ft of offices and a 280 sq ft store.

Bay 2 - Within the GIA a former cold store of 1,465 sq ft is in place.



Lease Details

Term / Rent Review:

5 years

Rental:

£12,950 per annum exclusive

Insurance:

Landlord to pay the annual building insurance premium and tenant to reimburse in full.

Repairs:

Tenant to be responsible for all repairs and maintenance, to current level or better.

Sales Details

Price:

Offers Over £210,000

Title:

Assumed freehold or similar long leasehold title.

NAV

We are advised by the Land and Property Services that the current NAV of the subject is £18,900.

The commercial rate in the pound for the Ballymoney District for the current year is £0.563376.

VAT

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

EPC

Awaiting copy of registered certificate from supplier.

Viewing

Further details can be obtained from Agents:

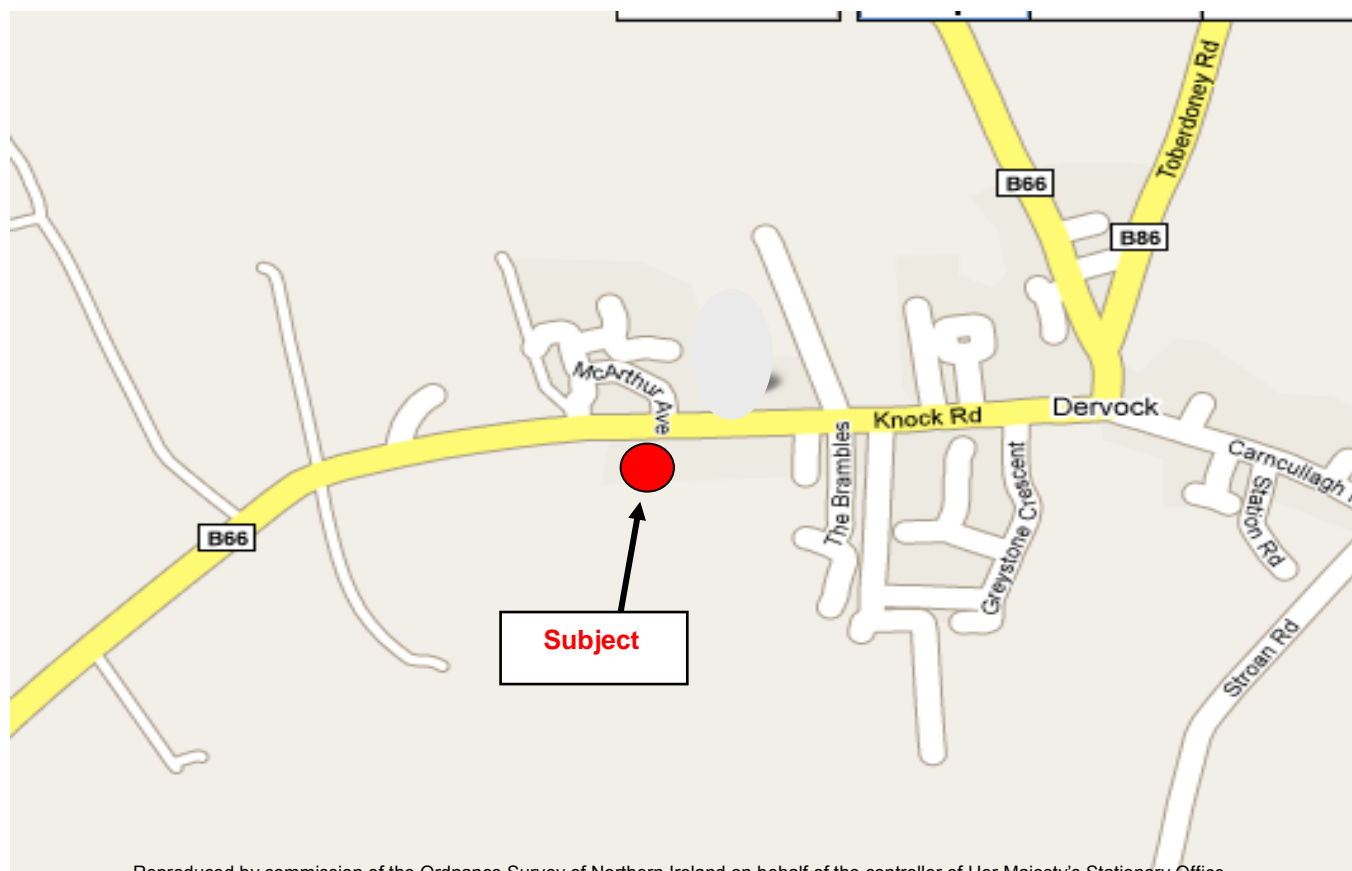
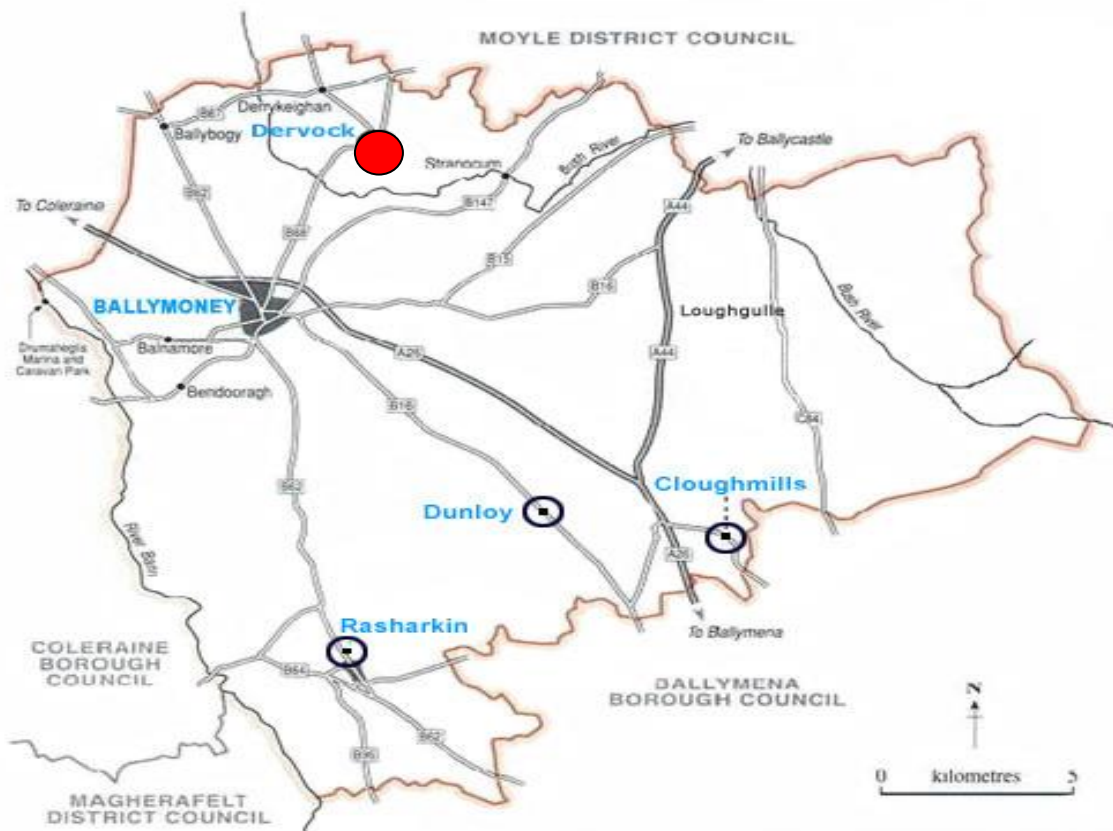
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Our Ref: HT/SW/C2333



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