



**Instinctive
Excellence
in Property.**

For Sale

Former Garden Centre

8 Logwood Road
Ballyclare
BT39 9LR

VACANT POSSESSION





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Location

The property is located on the Logwood Road just off the Larne dual carriageway approximately 2 miles south east of Ballyclare, 4 miles north of Glengormley and 11 miles north of Belfast.

The property has direct access off the Logwood Road and benefits from significant frontage to the Belfast Road which runs parallel to the dual carriageway.

The immediate locality comprises primarily of agricultural holdings with residential properties interspersed along with a number of commercial businesses.

Description

The property comprises of a substantial purpose built garden centre situated on a self contained site of approximately 5.13 acres with substantial car parking. The large two storey purpose built premises provides a retail area on the ground floor and office/storage accommodation on the upper floors. Additional buildings include a warehouse, greenhouses, a number of related horticultural houses and a large hardcore area.

Accommodation

PROPERTY	DESCRIPTION	SQ M	SQ FT
Main Building	Sales Area	300	3,231
	Coffee Shop	111	1,198
	Canopy Sales Area	139	1,500
	Offices/Stores	198	2,127
Warehouse	Stores	448	4,825
TOTAL		1,196	12,881

Opportunity

This property offers the purchaser the opportunity to reopen the business or conversion to alternative use subject to the necessary planning consent.

Rates

We have been advised by the Land and Property Services website of the following:-

Net Annual Value - £23,600

Rate in the £ for 2019/2020 - £0.58936

VAT

All prices are exclusive of but may be liable to VAT.

Guide Price

Price on application.

EPC

Energy Performance Certificate Northern Ireland Non-Domestic Building

8 Logwood Road
BALLYCLARE
BT39 9LR

Certificate Reference Number:
0810-0431-1409-6190-9092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Oil

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 844

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m² per year): 83.82

Primary energy use (kWh/m² per year): 401.44

Benchmarks

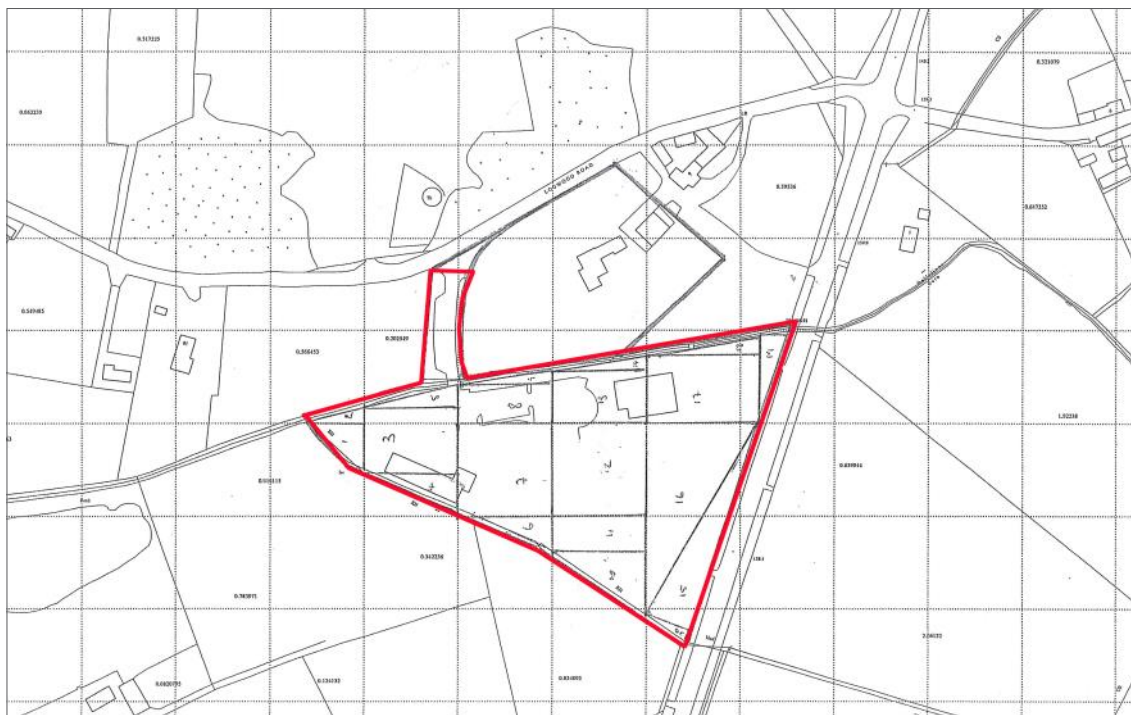
Buildings similar to this one could have rating as follows:

28 If newly built

75 If typical of the existing stock

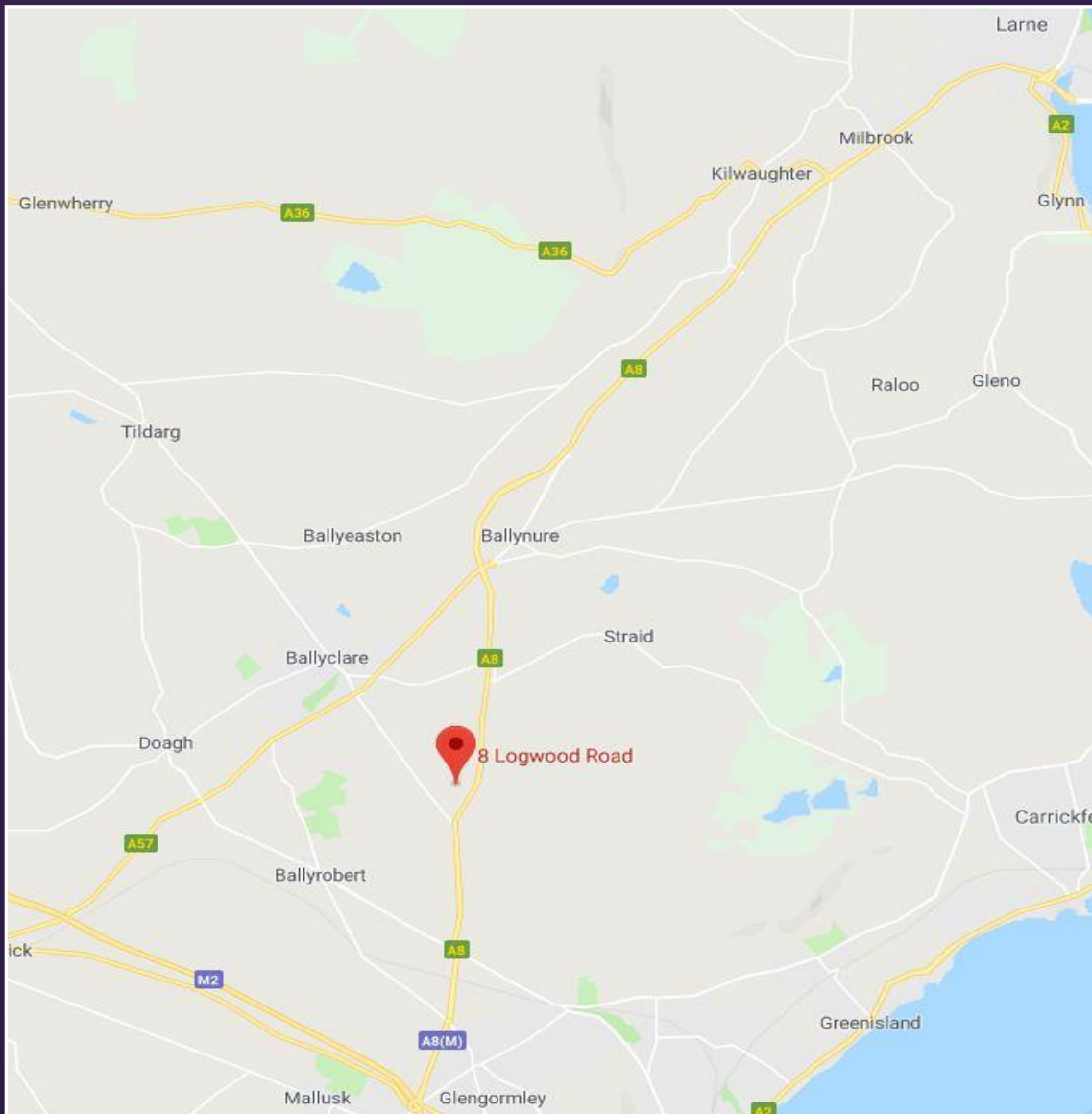
This is how energy efficient the building is.

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FOR INDICATIVE PURPOSES ONLY

Location Map



FOR INDICATIVE PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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