

FOR SALE

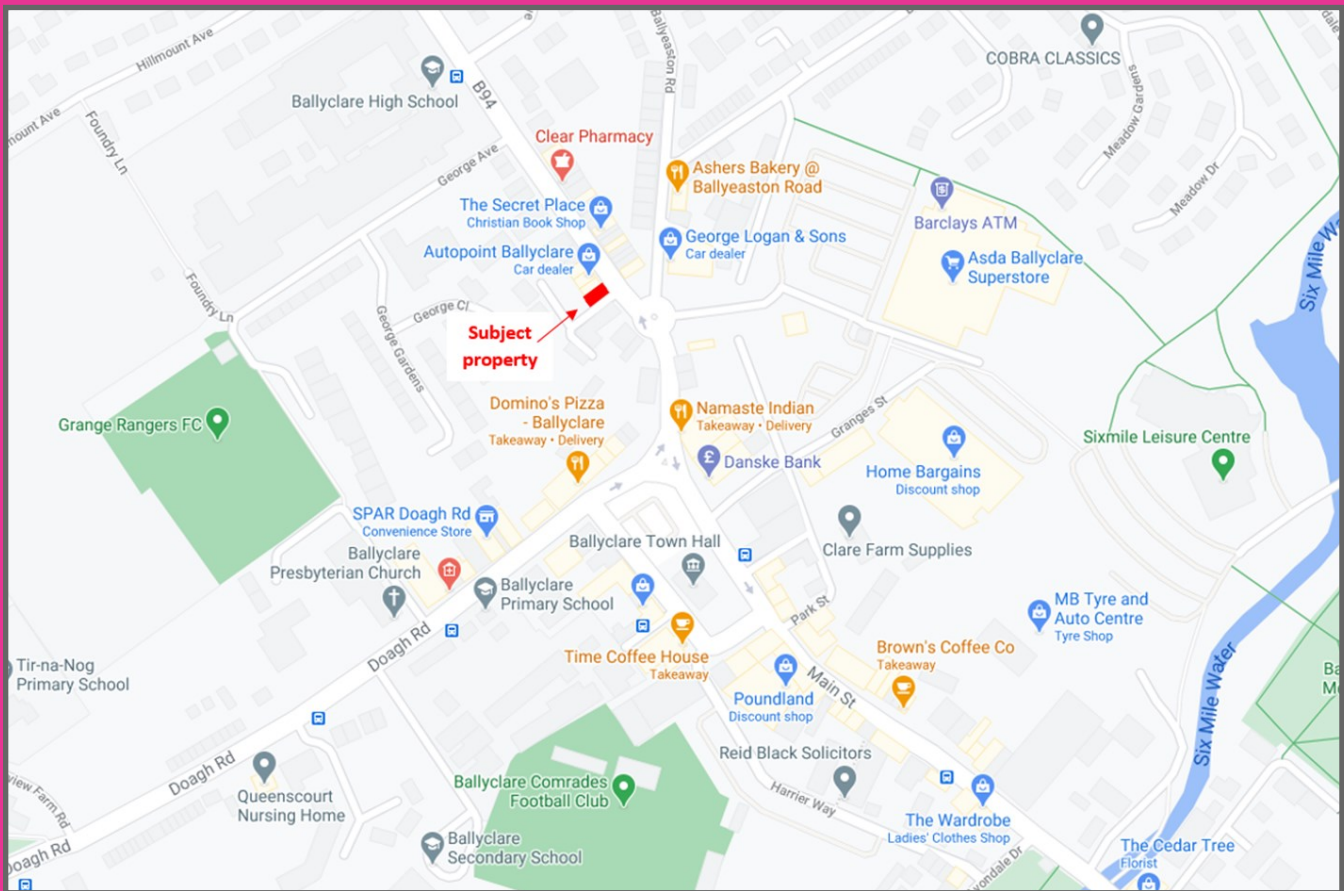
PROMINENT COMMERCIAL BUILDING
WITH REDEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION



**1 RASHEE ROAD,
BALLYCLARE, BT39 9HJ**

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM



LOCATION / DESCRIPTION

- Well located property within the centre of Ballyclare Town.
- Situated fronting onto Rashee Road which is a main arterial route within the town. Street parking available to the front.
- The subject comprises an end terrace property with a rear extension.
- The accommodation includes retail and storage space on the ground floor with additional storage and offices on the upper floor.
- The building is currently in commercial use but we understand the first floor had previously been used as a residential flat.
- Business Not Affected.
- Potential to redevelop creating mixed use of residential and commercial.

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ACCOMMODATION**SQ M****SQ FT****Ground Floor**

Comprising retail area, office to rear, open storage and boiler room

Retail **c. 120** **1,292**

Stores **c. 41** **441**

Net Internal Area **c. 161** **1,733**

First Floor

Comprising room 1, link room through to hallway, central hall with toilet off, kitchen, room 4 and 5

Gross Internal Area **c. 125** **1,345.5**

TENANCY INFORMATION

- * Business Not Affect
- * Existing tenant to vacate on 31st March 2021



Regulated by RICS



PRICE

Offers Over: £125,000

VAT

Price and Outgoings quoted are exclusive of, but may be subject to VAT.

VIEWING

Strictly by appointment with Agent.

NAV

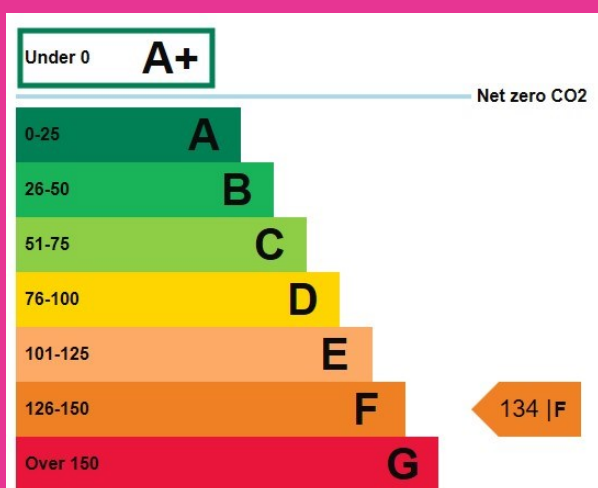
From the LPS website we note the NAV is listed as £10,600 for shop and stores.

CONTACT

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philip@philiptweedie.com



Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors 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 and do not constitute part of an offer of 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 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 Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.