



For Sale

**The Logan's Complex on 8 Acres
A26 at Cloughmills**



RETAIL DEVELOPMENT ON 8 ACRE SITE

- 50,000 sq. ft of retail space
- 8-acre site with excellent road frontage
- gross income circa £180,000 pa
- FPP for petrol filling station and shop
- FPP for drive thru restaurant
- Other development and asset management opportunities available (STPP)

LOCATION

The Logan's Complex has excellent frontage on to the busy A26/Frosses Road, which carries an estimated 22,000 cars a day.

The A26 is a major commuter road which carries the majority of the traffic to the North Coast, one of Northern Ireland's major tourist destinations.

The A26 also provides excellent local access to Ballymoney, Ballymena and Coleraine, the 3 largest towns in the immediate vicinity. The road has recently undergone a major upgrade.

DESCRIPTION

The scheme has excellent road frontage of approximately 250 metres onto the busy A26 /Frosses Road. At present the complex offers almost 50,000 sq. ft of enclosed retail space split over a number of units, easily accessible from the excellent free on-site car park.

The complex is split into two main buildings. The largest measures approximately 39,000 sq. ft. split over two floors, with a number of units ranging in size and accessed off a shared mall. This area is occupied by independent boutiques with a popular restaurant catering for visitors on the 1st floor.

There are a number of larger external units on the ground floor, which have own door access and are currently used as a wholesaler and a pet shop.

The second building sits directly opposite and measures approximately 10,400 sq. ft. split into a number of units. Occupiers currently include a gym operator, hot tub spa showroom and office associated with the car sales.

Adjacent to this building is a large external area which is demised to a car sales operator.

In addition, there was a garden centre which is now vacant.



FUTURE DEVELOPMENT

With the existing planning and previous uses on the site, we consider that there is the potential for significant future development and asset management opportunities on the 8 acres.

PLANNING

Full planning has been granted for the construction of a petrol filling station with associated retail unit and a separate drive thru restaurant unit. Planning was granted under application LA01/2016/0623/RM. This site has a self-contained access and measures 1.6 acres, it can be developed in isolation from the complex.

The profile of this site and high volume of passing traffic is expected to generate strong interest from fuel and convenience operators. Combined with the anticipated demand from the F&B market for the drive thru site, will allow the scheme to be further enhanced as a destination

TENANCY SCHEDULE

The property currently produces a gross annual income of £179,989 per annum and if fully let this could increase to approximately £250,000 per annum.

Tenants are responsible for payment of rates associated with their individual units.

Further details of the income and outgoings associated with the complex can be provided to interested parties.

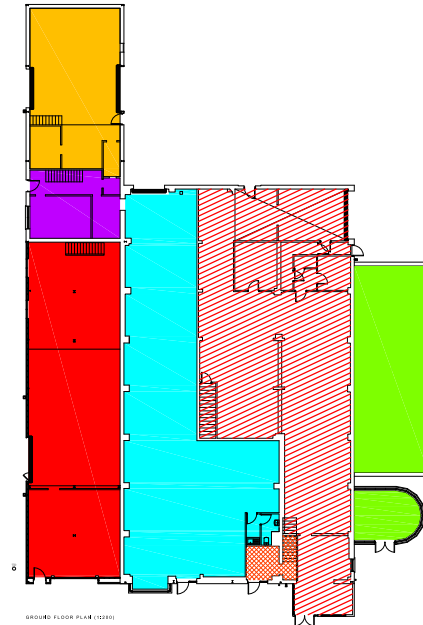
Artist Impression





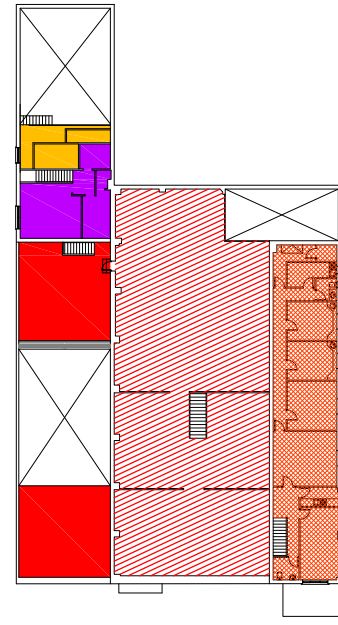
FOR SALE - Logan's Complex, Cloughmills

Commercial Units



- Showroom - 187.71sqm 2020.50sqft
- Accommodation - 36.74sqm 395.47sqft
- Storage garage - 89.45sqm 962.83sqft
- Aquasun hottubs - 232.74sqm 2505.19sqft
- Unit 7 - 10.47sqm 112.70sqft
- Unit 8 - 294.38sqm 3168.68sqft
- Garden Centre (Area not fully surveyed)- 111.115sqm 1196.03sqft

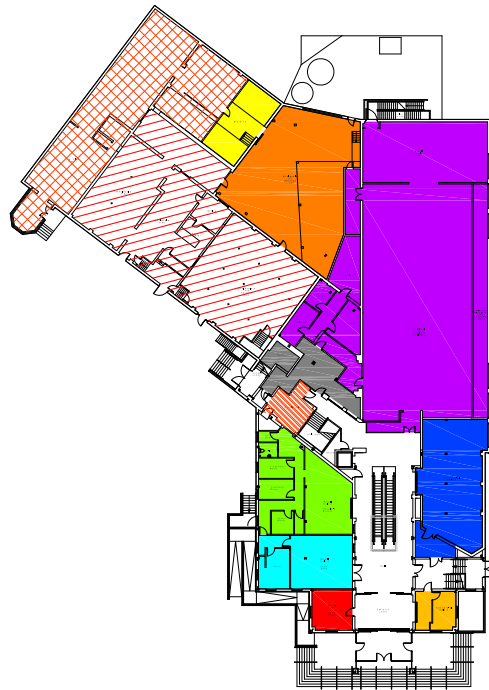
Total Floor Area - 962.60sqm 10,361.40sqft



- Showroom - 103.87sqm 1118.05sqft
- Accommodation - 38.18sqm 410.97sqft
- Storage garage - 19.05sqm 205.05sqft
- Unit 7 - 128.30sqm 1381.87sqft
- Unit 8 - 345.10sqm 3714.63sqft

Total Floor Area - 6,345sqm 6830.57sqft

Logan's Fashion



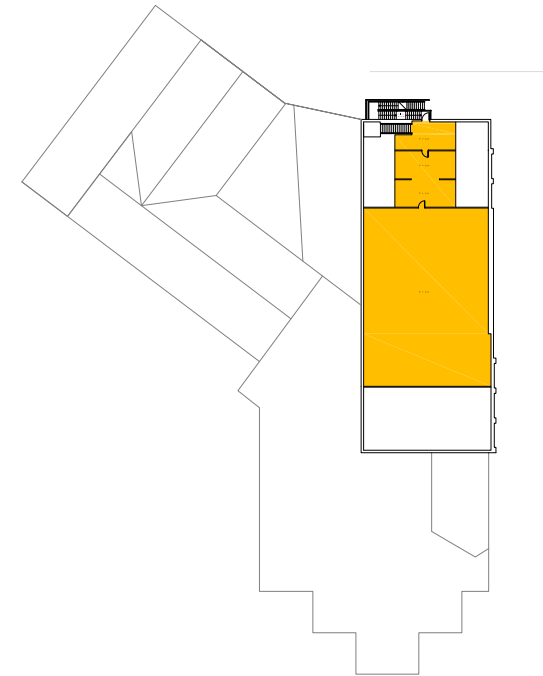
Existing Ground Floor Plan

■	Retail Unit 1- 23.70sqm 255.13sqft
■	Retail Unit 2- 73.50sqm 791.15sqft
■	Retail Unit 3- 116.60sqm 1255.07sqft
■	Retail Unit 10- 43.90sqm 472.54sqft
■	Retail Unit - 50.98sqm 548.74sqft
■	Commercial Unit 4- 22.87sqm 246.17sqft
■	Commercial Unit 2- 126.38sqm 1360.34sqft
■	Retail Unit 22- 653.46sqm 7033.78 sqft
■	Wholesale 20 (storage area)- 214.15sqm 2305.09sqft
■	Store 19 - 45.79sqm 492.88sqft
■	Pet Shop - 258.74sqm 2785.05sqft
■	Wholesale area - 387.16sqm 4167.35sqft
	Total Floor Area - 2,017.23sqm 21,713.26sqft



Existing First Floor Plan

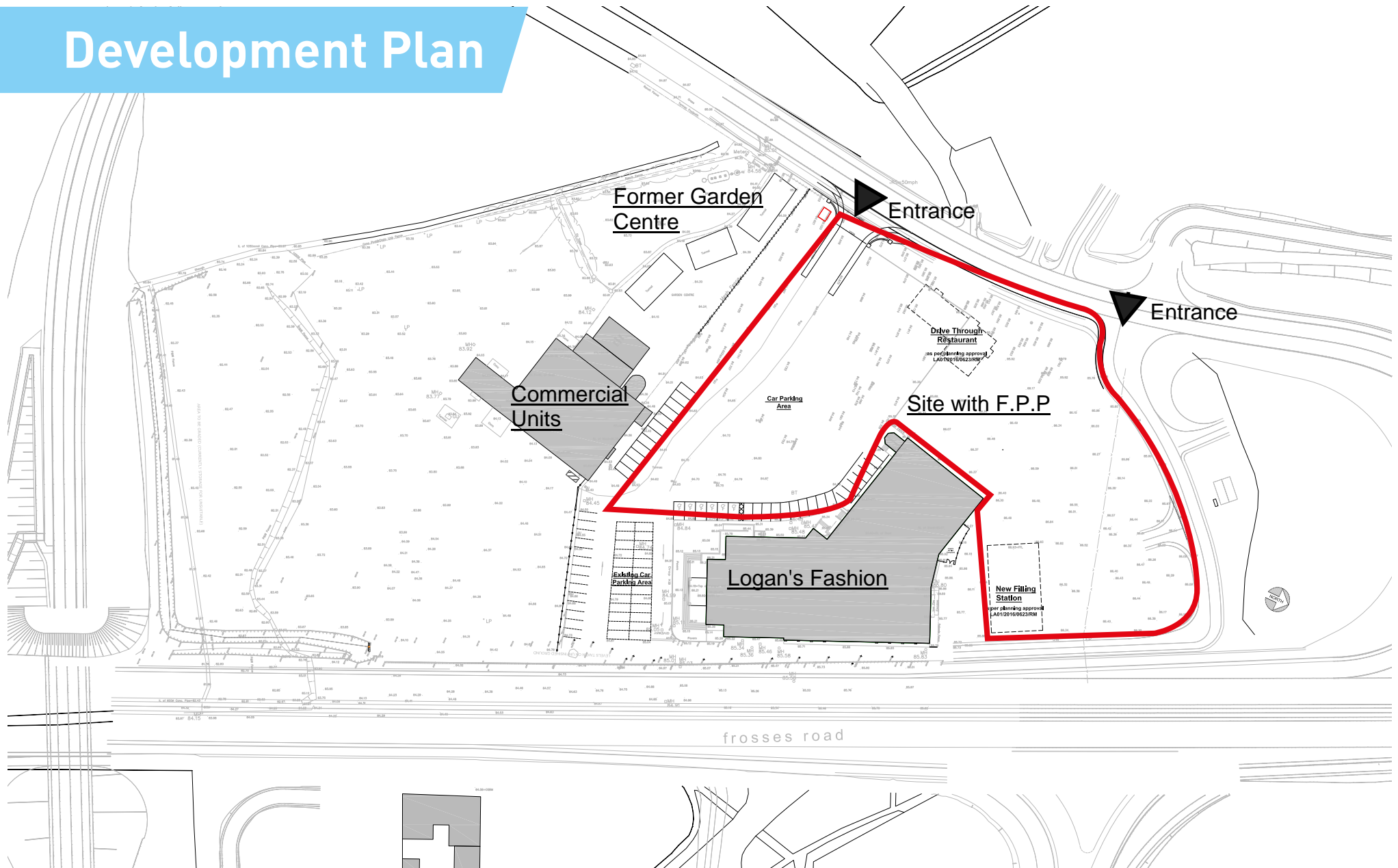
■	Retail Unit 8 - 210.29sqm 2263.54sqft
■	Retail Unit 6 - 121.53sqm 1308.14sqft
■	Office- 12.06sqm 129.81sqft
■	Cafe Area- 238.25sqm 2564.50sqft
■	Retail Unit - 327.14sqm 3521.30sqft
■	DML Accountants- 114.41sqm 1231.50sqft
■	Retail Unit - 20.85sqm 224.43sqft
■	Storage - 439.63sqm 4732.14sqft
■	Storage Loft - 16.00sqm 172.22sqft
■	Storage - 107.58sqm 1157.98sqft
	Total Floor Area - 1607.74sqm 17,305.56sqft



Existing Second Floor Plan

■	Storage Area - 400.44sqm 4310.3sqft
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Development Plan



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PRICE

Price on application.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

A copy of the relevant EPC certificates can be made available on request.

FURTHER INFORMATION

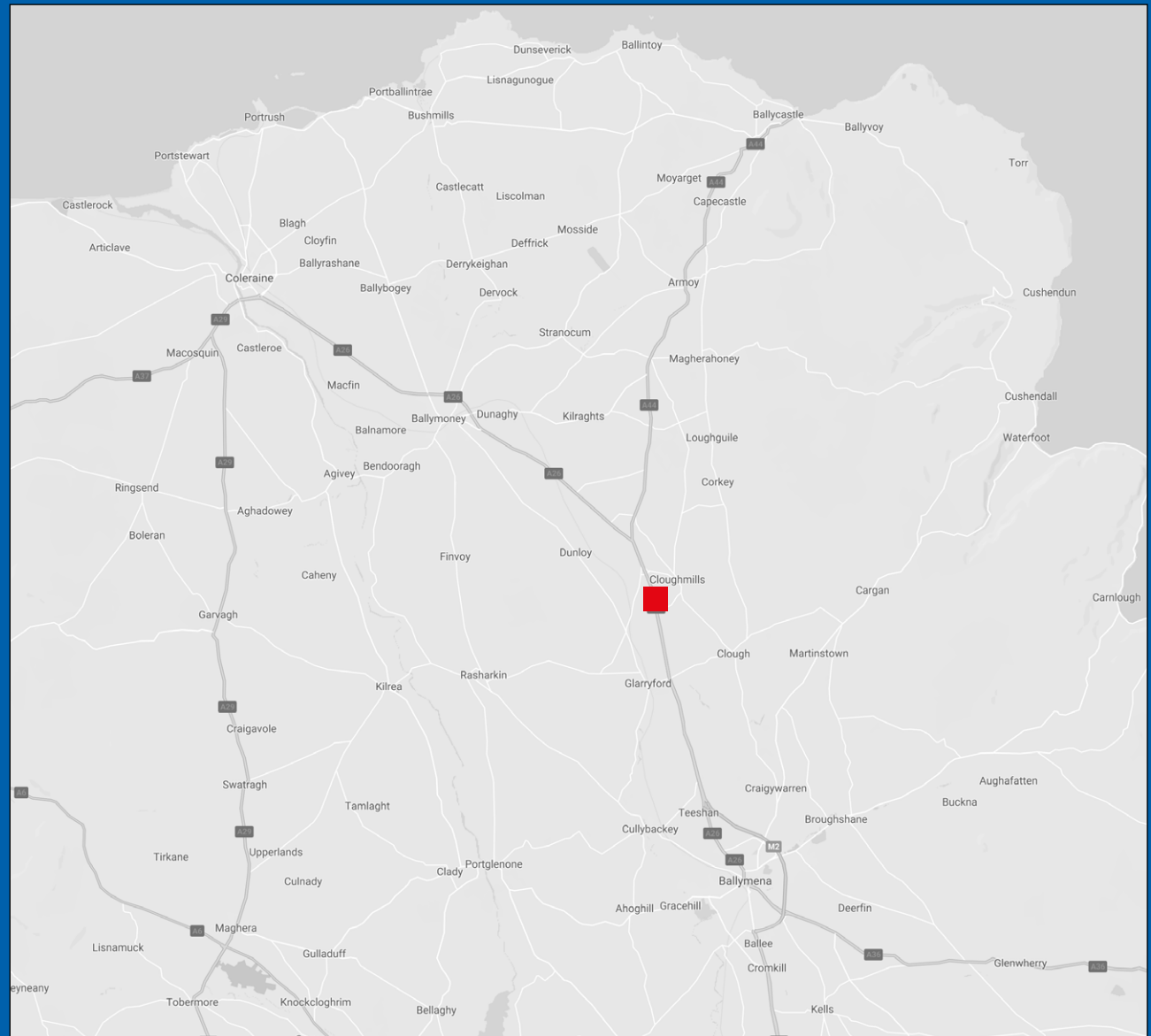
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