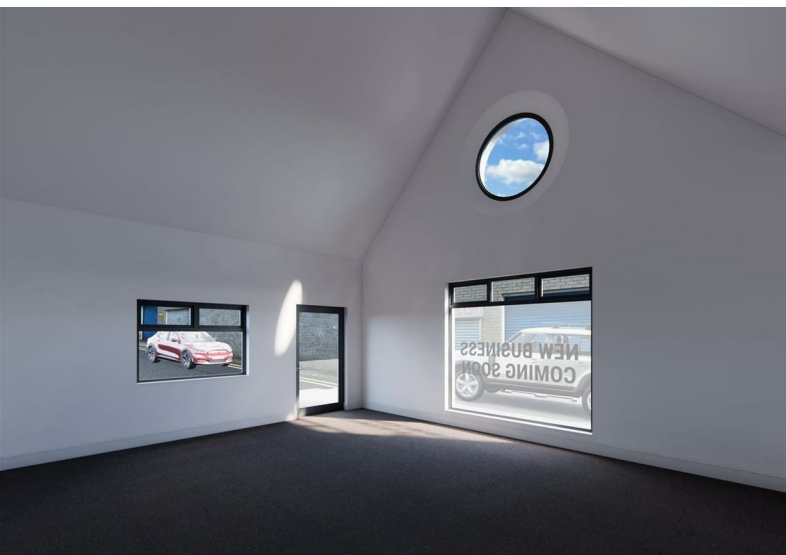




Amelia House, Unit 1 2 Avondale Drive, Ballyclare, BT39 9EA

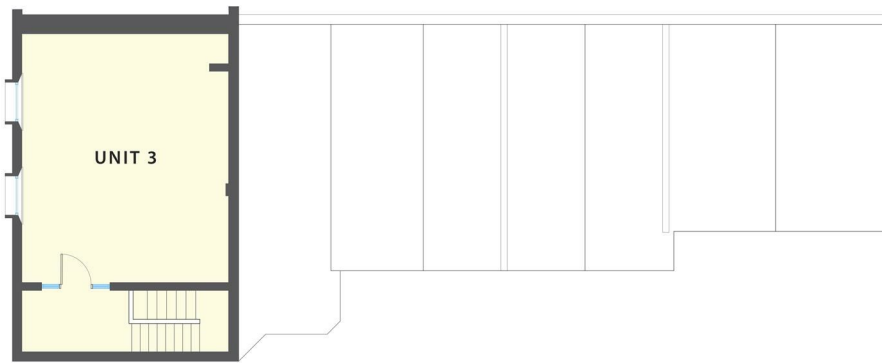
- Ground Floor Commercial Premises
- Prominent Location Off Avondale Drive
- Refurbished and Modernised
- Rent: £5,700 Per Annum
- Lease: Full Repairing And Insuring Terms
- Extending To c.450 Sq Ft
- Spacious Retail Unit / Studio / Office Suite
- First Fixed For Furnished Cloakroom
- Term: 3-5 Year Lease
- Available Start Of June 2025

£475 Per Month

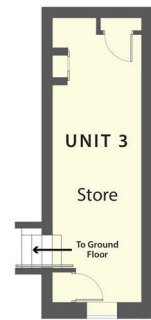


Unit 1 2 Avondale Drive, Ballyclare, BT39 9EA

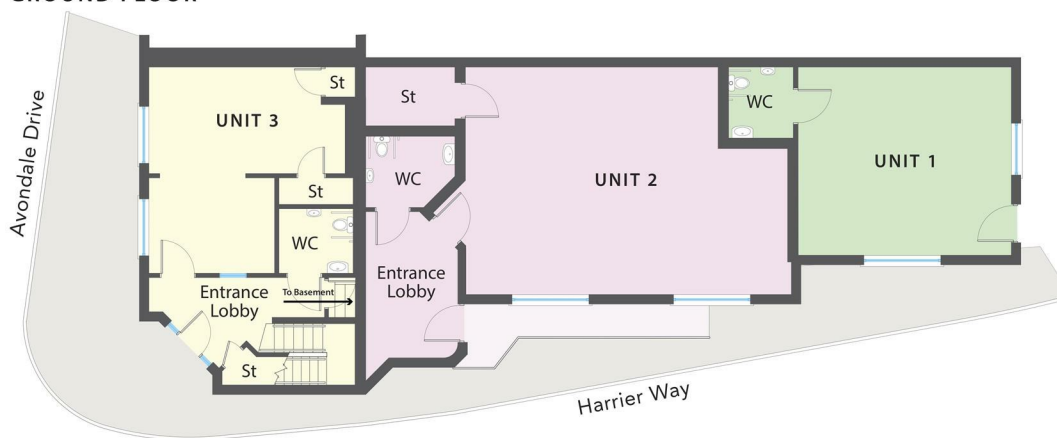
FIRST FLOOR



BASEMENT



GROUND FLOOR



Unique opportunity to rent a refurbished, ground floor commercial premises, extending to c.450 sq ft, prominently situated in the heart of Ballyclare.

Located on the junction of Avondale Drive and Harrier Way, the subject property is positioned on the periphery of the town square in Ballyclare, in close proximity to schools and the main retail pitch which encompasses other retailers such as Asda, The Fig Design Company, and Jill Jones Bridal shop, and is approximately 14 miles north of Belfast via the M2 motorway, 12 miles east of Antrim (town) and 12 miles south west of Larne. The town has good transport links as it is located approximately 5 miles from the M2 motorway, 12 miles from Belfast International Airport and 12 miles from Larne Port.

The premises comprises aluminium framed, double glazed front door with roller shutter door over, dual aspect picture windows with feature 'Porthole style' window, main studio/retail unit/office suite, and first fixed for installation of furnished cloakroom with two piece suite.

The property further benefits from three phase electricity supply, plastered and painted internal walls, mains water supply, generous electrical specification throughout, and being in close proximity to main public car park.

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Early viewing highly recommended to avoid disappointment.



ACCOMMODATION

Aluminium framed, double glazed front door leading into:

MAIN RETAIL UNIT / STUDIO / OFFICE
SPACE 21'7" x 19'0" (6.59m x 5.81m)

Dual aspect picture windows with feature 'Porthole style' window, vaulted ceilings, plastered and painted internal walls, and generous electrical specification throughout.

FURNISHED CLOAKROOM

First fixed for installation of furnished cloakroom with two piece suite.

SPECIFICATION

Electrical - Allow for basic supply to each unit to consist of.

- 1no 6way consumer unit
- 4no 13amp double socket outlet
- 4no Light points
- 3no wall mounted panel heater
- 1no Unvented Instantaneous Water Heater 3.5kW

Mechanical - Allow for basic supply to each unit to consist of.

- 1no Hot/Cold water feed left ready for WC fitout by tenants
- 1no Waste for WC left ready for fitout by tenants
- 1no Waste for Sink left ready for fitout by tenants
- 1no Mains water supply

IMPORTANT NOTE TO ALL POTENTIAL
TENANTS

Images are examples of specification to be fitted and for illustration purposes only. We have not tested the services or systems in this property. Tenants should make/commission their own inspections if they feel it is necessary. CGI's are for illustrative purposes only. Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage. This specification and measurements are for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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