

FOR SALE

190 Hillhead Road, Ballyclare BT39 9LP

SUBSTANTIAL COMMERCIAL PREMISES WITH PRIVATE DWELLING, TOTALLING 13,263 SQFT ON A SITE OF C. 3.2 ACRES.



Commercial Real Estate
From every angle

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Commercial premises, lands and private dwelling with good access to A8 dual carriageway and M2 Motorway

Total buildings of 13,263 sqft set on approximately 1.3 acres

Additional circa 1.9 acres of adjacent agricultural lands

Opportunity for further development (STPP)

Property outline for indicative purposes only

LOCATION

The subject property is located on Hillhead Road, approximately 1.5 miles from the town of Ballyclare and 11 miles north of Belfast.

Hillhead Road is accessed directly off the A8 dual carriageway, which links Larne to the north east (12 miles) and Mallusk to the south east (4 miles). The Sandyknowes Roundabout provides convenient access to the wider motorway network.

DESCRIPTION

The subject property comprises commercial premises with a range of warehouses built around steel portal frames with metal cladding, roller shutter doors and concrete floors. The warehouses sit on good quality concrete hard standing, which offers further scope for development (STPP) and the site benefits from dual access / egress from the Hillhead Road.

There is a private dwelling fronting Hillhead Road comprising a chalet bungalow benefiting from a kitchen/ dining area, 2 receptions and 2 double en-suite bedrooms. The property is in good condition throughout and is surrounded by attractive gardens.

The subject also includes agricultural lands of approximately 1.9 acres, accessed via Hillhead Road and Ballylinney Road, which may have some additional 'hope value' for development (STPP).



ACCOMMODATION

Description	sqm	sqft
Warehouse 1	278.71	3,000
Warehouse 2	222.97	2,400
Warehouse 3	167.23	1,800
Warehouse 4	120.77	1,300
Warehouse 5	297.29	3,200
Chalet Bungalow	145.17	1,563
TOTAL	1,232.14	13,263

TITLE

We understand the property is held by way of a long leasehold title of 9,000 years. The vendor's solicitor will provide a title pack.

RATES PAYABLE

Capital Value: £120,000
Rates Poundage 2024/25: 0.009591
Rates Payable: £1,150.92

PRICE

Inviting offers around £1,400,000, exclusive.



Property outline for indicative purposes only



LOCATION



EPCS

Commercial Buildings

SCORE	ENERGY RATING	RATINGS				
		UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
<0	A+ <small>Net zero CO₂ emissions</small>					
0-25	A					
26-50	B	41 B				
51-75	C					
76-100	D		99 D		95 D	83 D
101-125	E			116 E		
126-150	F					
>150	G					

Residential Dwelling

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		63D
39-54	E	39E	
21-38	F		
1-20	G		

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24344



Commercial Real Estate
From every angle

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