



OK
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FOR SALE / TO LET

The Diamond, Ahoghill, BT42 1JY

New Build Office / Showroom / Retail Unit of c. 920 sq ft subject to any necessary planning consents

LOCATION

Ahoghill is located c. 4 miles from Ballymena and has a resident population of c. 35,000 people at last census.

The subject is prominently located in The Diamond at the heart of the village with adjoining commercial occupiers including Toals Bookmakers, Frews Fish & Chips, Logans Funeral Services, The Diamond Bar and Medicare Pharmacy.

DESCRIPTION

The unit is currently in developers shell condition with electricity board (3 phase supply) services to upstands, double glazed windows, mains gas and an external bin store.

The owner will consider a partial fit out for an interested tenant if required subject to agreement of a higher rent - further details on request.

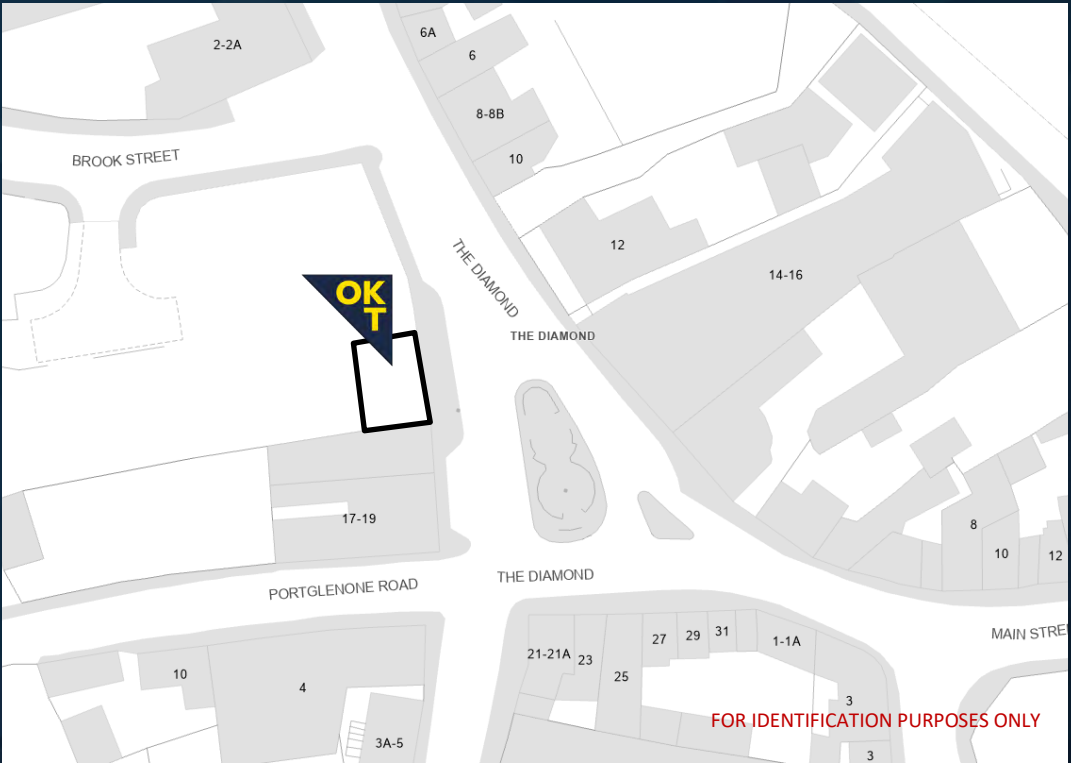
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Office / Showroom / Retail Area	c. 85 sq m	920 sq ft

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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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: 10062



SALES DETAILS

PRICE: £90,000 plus VAT
TITLE Long leasehold subject to nominal ground rent.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

LEASE DETAILS

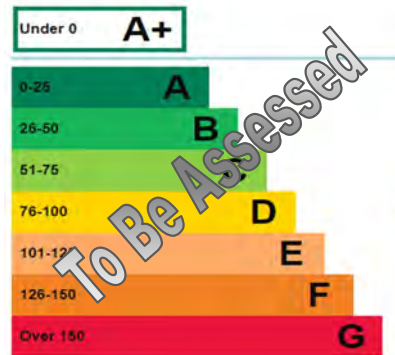
RENT: £10,000 per annum plus VAT
TERM: Negotiable
REPAIRS / INSURANCE: Full Repairing and Insuring Lease by way of service charge liability in respect of the maintenance and repair of the exterior

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC (ENERGY PERFORMANCE CERTIFICATE)

To be assessed once fitted out.



NAV (RATES PAYABLE)

To be assessed

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors 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 or Lessees and do not constitute, nor constitute part of, an offer at 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 or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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