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TO LET

134 Townhill Road, Portglenone, BT44 8AW

Substantial Stand Alone Trade Counter / Storage Facility—Can be Sub Divided

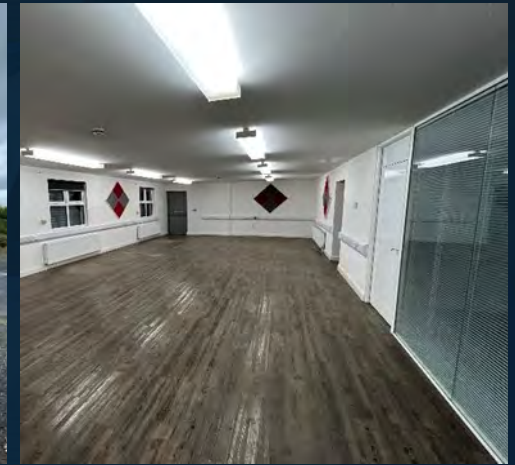
LOCATION / DESCRIPTION

Situated midway between Portglenone and Rasharkin and thus able to easily serve the Ballymena, Ballymoney, Kilrea and beyond provincially.

Originally a Flax Mill and subsequently extended and enlarged twice recently to provide the impressive buildings and well laid out yard that are soon to be available to lease by assignment of existing lease as soon as needed.

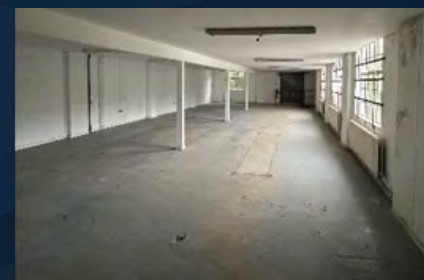
Ideal for continued Trade Counter / Distribution use going forward with well fitted offices and good storage internally and externally, or for other complementary uses as needed.

Early viewing recommended as units of this type do not often become available. Viewing by appointment at a time that's convenient .



ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Trade Counter Area	C. 604 sq m	C. 6,500 sq ft
3 no. Lock Up Stores	C. 53 sq m	C. 380 sq ft
Main Office	C. 71 sq m	C. 765 sq ft
Boardroom	C. 12 sq m	C. 128 sq ft
Staff Kitchen	C. 24 sq m	C. 260 sq ft
Modern WC Facilities	-	-
Externally Accessed Office	C. 21 sq m	C. 220 sq ft
TOTAL	C. 785 sq m	C. 8,253 sq ft
MEZZANINE / FIRST FLOOR		
5 no. Offices	C. 114 sq m	C. 1,231 sq ft
2 no. Store Rooms	C. 23 sq m	C. 245 sq ft
Store / Production Area	C. 146 sq m	C. 1,574 sq ft
3 No. Store Rooms	C. 59 sq m	C. 634 sq ft
WC Facilities	-	-
TOTAL	C. 342 sq m	C. 3,684 sq ft
EXTERNAL SHEDS		
4 no. Open Sided Sheds	C. 163 sq m	C. 1,754 sq ft
1 no. Closed Shed	C. 71 sq m	C. 768 sq ft
TOTAL	C. 234 sq m	C. 2,522 sq ft
YARD SPACE	C. 10,000 sq ft available plus parking	
TOTAL SITE AREA	C. 1.4 Acres	



LEASE DETAILS (TO BE ASSIGNED)

RENT: On Application
TERM: 5 years from Q3 2022
REPAIRS / INSURANCE: Tenant to maintain / repair and reimburse Landlord in respect of annual building insurance premium
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

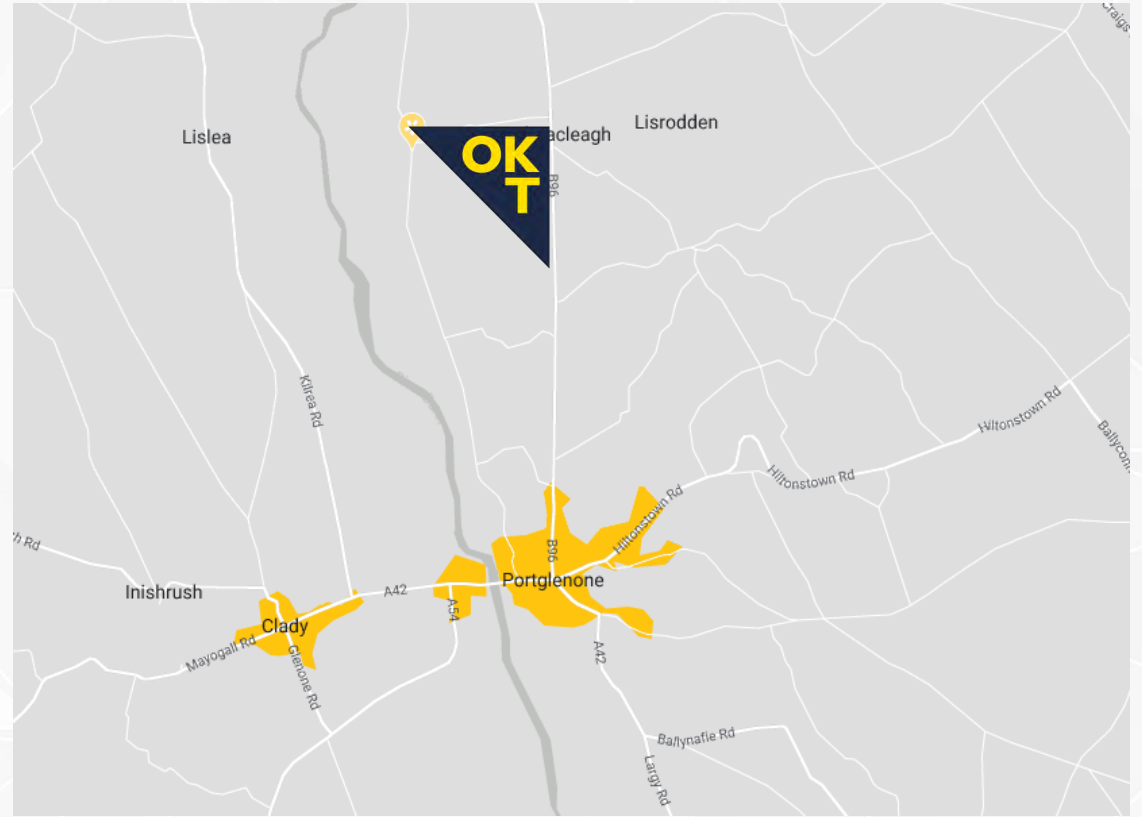
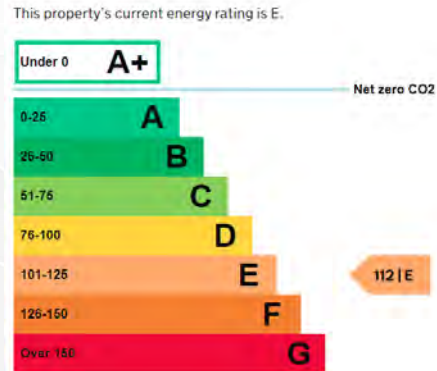
RATES

NAV: £16,350

Estimated rates payable in accordance with LPS Website: £10,148.38

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



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/uksl/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.

FILE NO: C4363

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

HENRY TAGGART

07989 552 758

henry.taggart@okt.co.uk

MICHAEL BURKE

07872 055 552

michael.burke@okt.co.uk

