



**TO LET**

Prominent Own Door Offices of c. 500 sq ft

**39 Main Street, Moira, BT67 0LQ**

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# LOCATION

Moira is a popular commuter town situated c. 18 miles south of Belfast and c. 10 miles from Lisburn with a resident population of c. 4,500 persons.

The town benefits from excellent transport links being located c. 1 miles from the Junction 9 roundabout interchange, providing ease of access to the M1 Motorway and A26 / Airport Road and is a key station on the Belfast to Dublin train route.

Moira is a popular destination, drawing custom from the neighbouring villages of Magheraberry, Aghalee, Magherlin, and Dollingstown as well as the wider catchment area.

# DESCRIPTION

The subject own door two storey office building enjoys a prominent location on Main Street and is fitted to include painted / plastered walls, strip florescent lighting , carpeted / wood laminate floors, WC & kitchen and oil fire heating.

Adjacent occupiers include Watson & Neill Solicitors, Moira Pizzeria, Stewarts Estate Agents and Boots.

Free on street parking directly in front of the property.

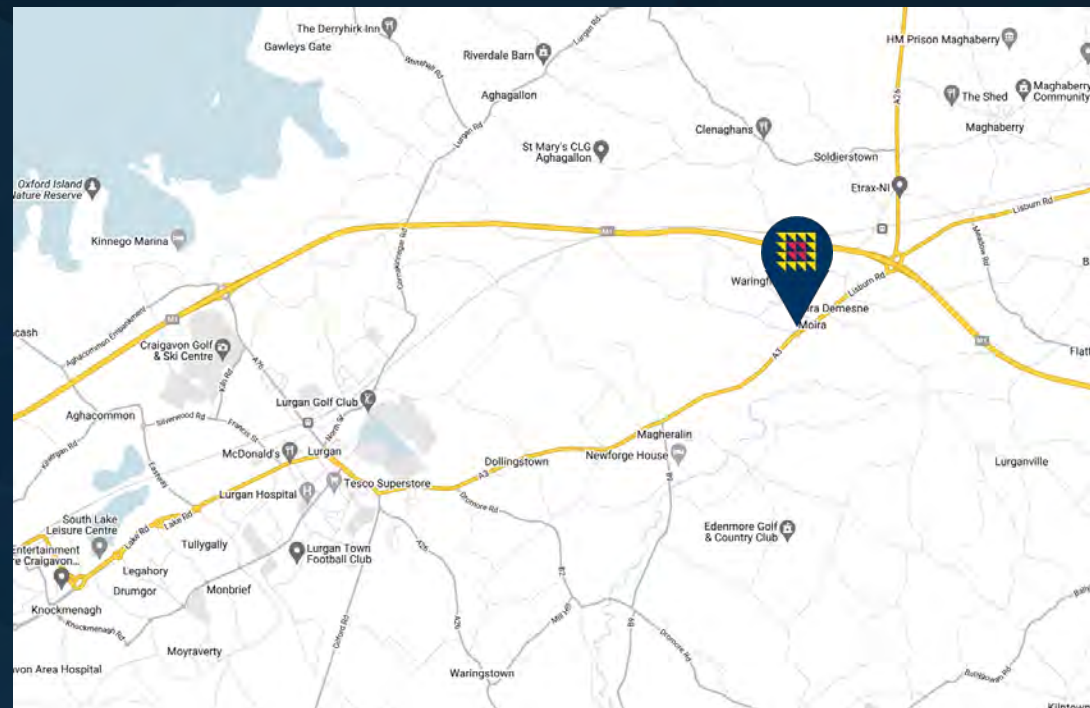
# ACCOMMODATION

Description	Area sq m	Area sq ft
<b>GROUND FLOOR</b>		
Office 1	C. 15 sq m	C. 156 sq ft
<b>FIRST FLOOR</b>		
Office 1	C.13 sq m	C. 140 sq ft
Office 2	C. 12 sq m	C. 128 sq ft
Office 3	C. 7 sq m	C. 71 sq ft
<b>TOTAL NET INTERNAL AREA</b>	<b>C. 47 sq m</b>	<b>C. 495 sq ft</b>

## 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/uk/si/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 OKI. 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: 9232



# LEASE DETAILS

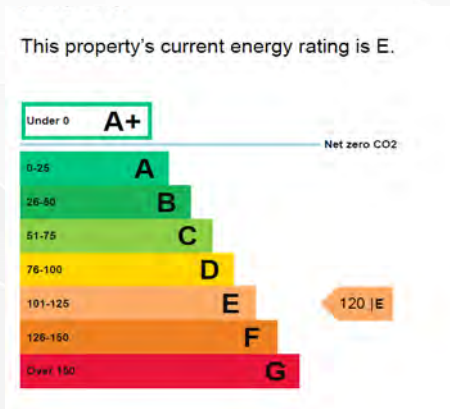
RENT: £7,250 per annum  
TERM: Negotiable  
REPAIRS/ INSURANCE: Full Repairing and Insuring Lease  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

We are advised that the current NAV for the subject is £3,500. Estimated rates payable in accordance with LPS Website: £1,841.51

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

# EPC CERTIFICATE



# CONTACT DETAILS

IAIN MCCABE  
iain.mccabe@okt.co.uk

028 9024 8181

OKT.CO.UK

