

WITH PLANNING CONSENT FOR RESTAURANT / HOT FOOD TAKEAWAY (GROUND FLOOR ONLY OPTION ALSO AVAILABLE)



# TO LET

Prominent Ground & First Floor Premises of c. 1,797 sq ft with Planning Consent for Restaurant / Hot Food Takeaway

**7 Granges Street, Ballyclare, BT39 9ZJ**

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# LOCATION

**Ballyclare is the largest rural settlement within the rural Newtownabbey area and is a busy provincial market town.**

The town is located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick. Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is a mere 15 minutes drive time away.

Ballyclare forms part of the Newtownabbey Council Area, which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to enhanced transport links with the dualled A8.

# DESCRIPTION

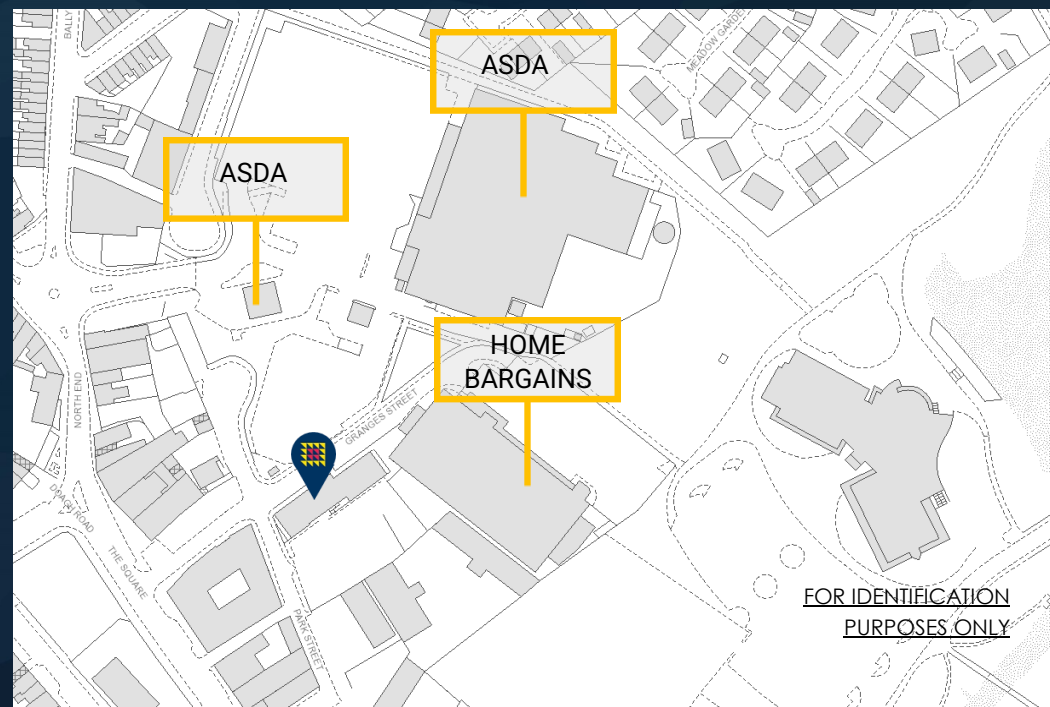
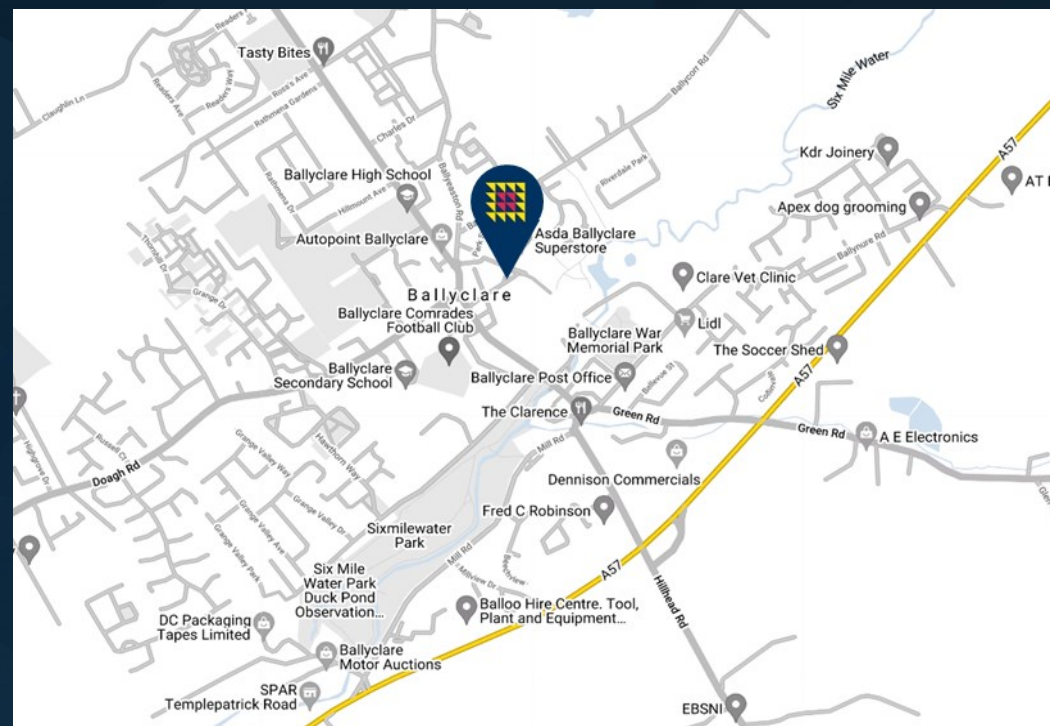
The subject unit is located on Granges Street, opposite the Asda Superstore and beside Home Bargains, just off the Main Street within the commercial heart of the town. Free on street parking is available along Granges Street and in the nearby Asda and Home Bargains car park.

The subject comprises ground & first floor retail accommodation extending to c. 1,797 sq ft.

Adjoining occupiers include Asda, Home Bargains, Homestyle and Mauds at Caffè 3.

# LEASE DETAILS

RENT:	£20,000 per annum (Ground Floor Only Rent on Application)
TERM:	Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge liability
SERVICE CHARGE:	Payable in respect of the Landlords costs in maintaining and repairing the exterior of the building and the common areas



FOR IDENTIFICATION  
PURPOSES ONLY

# VAT

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

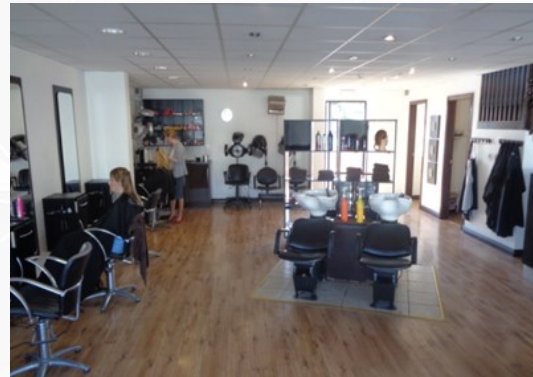
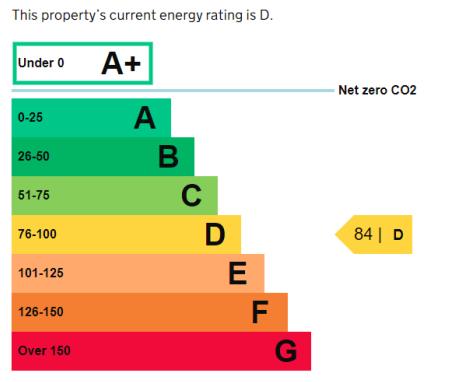
# RATES

NAV:

Estimated Rates Payable: £4,296.64

Please note that all prospective purchasers 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/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.

File No: 7420

# CONTACT DETAILS

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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.