



FOR IDENTIFICATION PURPOSES ONLY

**FOR SALE** Storage Accommodation on a Self Contained c. 0.51 Acre Site

**8 Marshallstown Road (Sullatober Row), Carrickfergus,  
BT38 9DE**

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# LOCATION

Carrickfergus is a large provincial town located on the northern shores of Belfast Lough, C. 12 miles from Belfast and 11 miles from the Port of Larne.

The town has a resident population of c. 30,000 and is one of Belfast's principal commuter locations, boasting excellent road and rail links to the city.

The subject property is situated off the Marshallstown Road on Sullatober Row in an established industrial location, with neighbouring occupiers including Season Coffee Shop, Sullatober Recycling Centre, Sullatober Building Supplies and Carrick Hire and Services Centre.

# DESCRIPTION

The subject comprises storage / warehouse accommodation situated on a secure self-contained site.

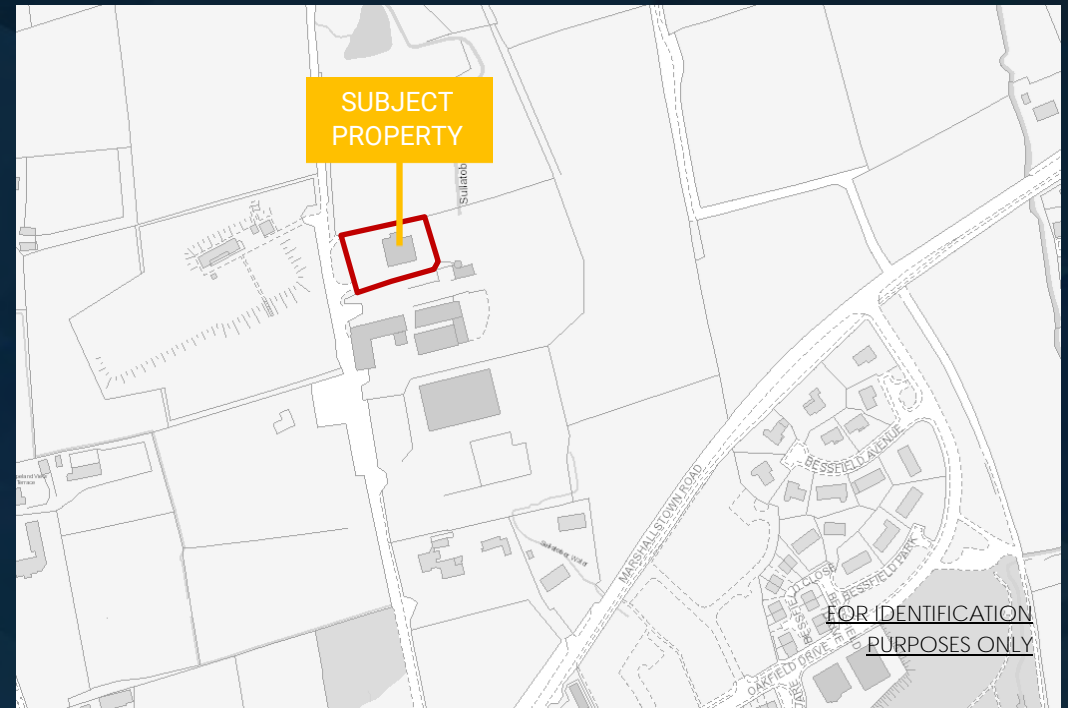
Internally, a reception area provides access to offices, storage rooms, kitchen, WC, and substantial kennel facilities. At the rear of the property there is a large storage facility of steel portal frame construction with an eaves height of c. 10 ft and fitted to include a concrete screed floor, translucent roof panels and electric roller shutter door.

Externally, the property sits on a flat site which is laid in tarmac. The site is securely fenced and gated and is afforded privacy by mature trees which surround the property.

The property was previously used as dog kennels, however, would be suitable for a variety of other uses subject to any necessary planning consents.

# ACCOMMODATION

Description	Area sq m	Area sq ft
Warehouse	C. 188 sq m	C. 2,027 sq ft
Dog Kennels	C. 210 sq m	C. 2,259 sq ft
Treatment Room	C. 17 sq m	C. 180 sq ft
Clinic	C. 9 sq m	C. 102 sq ft
Office 1	C. 11 sq m	C. 112 sq ft
Office 2	C. 9 sq m	C. 102 sq ft
Boiler Room	C. 3 sq m	C. 28 sq ft
Sink Room	C. 6 sq m	C. 64 sq ft
Store	C. 4 sq m	C. 44 sq ft
Kitchen	C. 3 sq m	C. 28 sq ft
Wet Room	-	-
WC & Shower	-	-
<b>TOTAL</b>	<b>C. 460 sq m</b>	<b>C. 4,946 sq ft</b>







FORMER  
RECYCLING CENTRE

B90 / MARSHALLTOWN  
ROAD

SUBJECT  
PROPERTY

NOOK GIFT  
SHOP

SEASON COFFEE  
SHOP

NEW RECYCLING  
CENTRE

SIMPLY SALON  
AND SPA

SULLATOBER  
BUILDING SUPPLIES

CARRICK HIRE &  
SERVICE CENTRE

Neighbouring Occupiers  
Marshallstown Road, Carrick



## SITE AREA

The overall site extends to c. 0.51 acres.

## SALES DETAILS

- PRICE: We are seeking offers over £100,000
- TITLE: Held by way of a freehold title
- COVENANT: The lands will be sold with a user covenant restricting the development of housing.
- ROAD MAINTENANCE COSTS: The owner of this site will be responsible for 16.67% of the annual maintenance costs for the roadway and 16.67% for any maintenance cost for major repairs – further details available on request.



## RATES

We are advised that the current NAV for the subject is £12,800. The commercial rate in the pound for 2022 / 2023 is £0.601655.

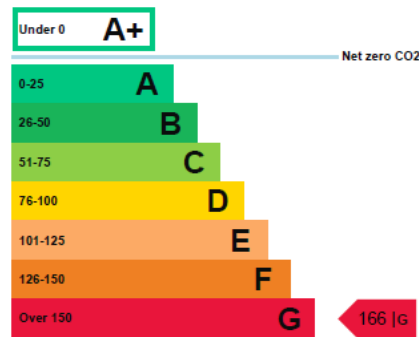
Estimated Rates Payable: £7,701.18

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

## VAT

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

## 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/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 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: 9480

## CONTACT DETAILS

ALAN MCKINSTRY  
alan.mckinstry@okt.co.uk

JAMES CHRISTIE  
james.christie@okt.co.uk

ROSS PATTERSON  
ross.patterson@okt.co.uk

028 9024 8181  
OKT.CO.UK

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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.