



FOR SALE / TO LET

47 Main Street, Millisle, BT22 2HR

Prominent Retail Unit Extending to c. 926 sq ft

LOCATION

Millisle is a seaside village located between Donaghadee and Ballywalter on the east coast of the Ards Peninsula, c. 11 miles from Bangor and c. 20 miles from Belfast.

Other nearby occupiers include Millisle Pharmacy, First & Last Public House, Today's Local / post Office, Inner Beauty, McClements Fish & Chip Shop and a EuroSpar / PFS.

DESCRIPTION

The property is located in the centre of Millisle and benefits from a glazed frontage onto Main Street.

The property comprises a single storey commercial premises which was recently utilised as a retail store.

Internally the premises provides an open plan layout and benefits from tiled flooring, suspended ceiling, electric roller shutter and a large rear yard and garden.

The property is suitable for a variety of uses including retail and office.

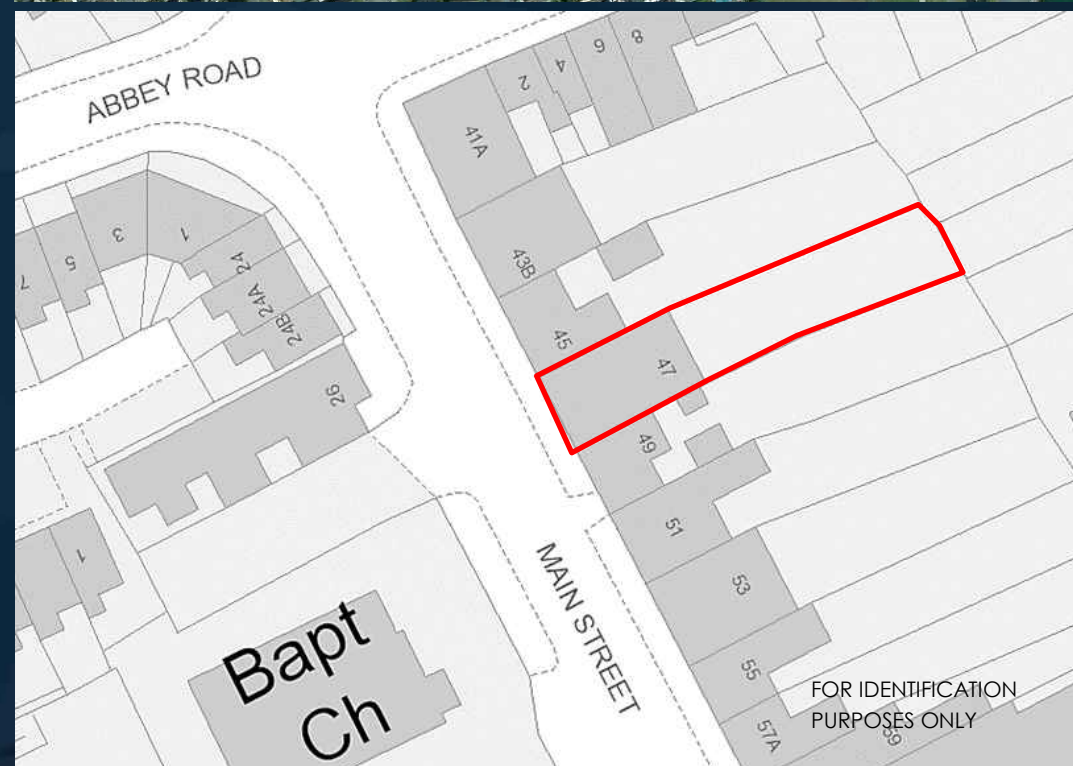
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Frontage of c. 25 ft / 7.6 m		
Retail Area (Front)	c. 45 sq m	480 sq ft
Retail Area (Rear)	c. 17 sq m	187 sq ft
Kitchen	c. 10 sq m	111 sq ft
Store	c.14 sq m	148 sq ft
WC		
Outside—Large rear garden		
TOTAL ACCOMMODATION	c.86sq m	926 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: 9706





SALES DETAILS

PRICE: Offers in the region of £120,000

TITLE: Assumed freehold

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

TERM: Negotiable

REPAIRS / INSURANCE: Full repairing and insuring lease.

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

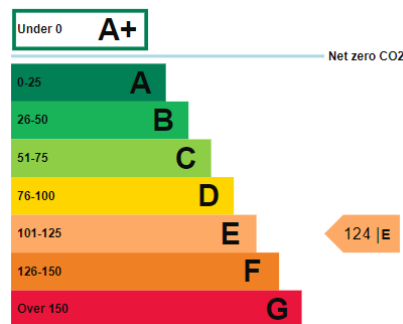
NAV (RATES PAYABLE)

NAV: £5,150

Estimated rates payable in accordance with LPS Website: £2,928.64.

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 25%.

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

ROSS PATTERSON

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O'CONNOR KENNEDY TURTLE

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