



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

FOR SALE

**TOWN CENTRE INVESTMENT PROPERTY
PART WITH DEVELOPMENT POTENTIAL
(BUSINESSES NOT AFFECTED)**



**6 THE SQUARE
BALLYCLARE
BT39 9BB**

11 ROSEMARY STREET BELFAST BT1 1QF
DX 414 NR BELFAST
www.mcconnellproperty.com

T: 028 90 205 900
F: 028 90 248 810
E: info@mcconnellproperty.com



LOCATION

The town of Ballyclare is approximately 14 miles from Belfast and 11 miles from Larne, within the Newtownabbey Borough. It has a population of approximately 9,000 people.

The town is the main focus within the rural area for housing, shopping, commerce and industry.

DESCRIPTION

The property is situated within the town centre and has an excellent frontage of 12 m (40 ft) to The Square which is the prime retail pitch.

To the front is a fully let two storey building comprising ground floor retail unit with a single storey extension including office, kitchen and store leading directly to a yard area currently accessed from Park Street.

There are offices at first floor with separate access directly from The Square.

At the rear of the site fronting onto Park Street there is a vacant stone built two storey building which has development potential (subject to planning). This is outlined in blue on the attached map. The entire property is outlined in red.

This building benefits from a right of way, 3 metres wide and coloured yellow on plan, for maintenance and development purposes.

An existing access for Boots is shown in green. An agreement is in place for this to be moved to the site boundary adjoining the passageway off Park Street.

TITLE

Fee Farm Grant (effectively freehold) indemnified against ground rent.

ACCOMMODATION

<u>Ground Floor</u>	m²	ft²
Retail Unit	173	1,860
Office	5.2	56
Kitchen	6	65
Store	<u>23.3</u>	<u>250</u>
Total	207.5	2,231

<u>First Floor</u>		
Landing	6.6	72
Office 1	19	204
Office 2	15.2	164
Office 3	19.3	207
Office 4	13.0	140
Office 5	8.3	88
Kitchen	9.8	106
Bathroom	<u>7.7</u>	<u>84</u>
Total	98.9	1,065

NAV

We are advised by Land & Property Services that the NAV's are as follows:

6 The Square (ground floor)	£18,600
6a The Square (first floor)	£ 1,950
6b The Square (first floor)	£ 1,300
6c The Square (first floor)	£ 1,250

The rate in the £ is 0.557394 for 2010/11 (Newtownabbey Borough).

VAT

The property is not subject to VAT.

LEASES

Ground Floor Retail (excluding rear store off Park Street)
Leased to Boots UK Ltd for a term of 25 years from 1 April 1993.

Current Rent £20,000 per annum (Next review 2013).

First Floor Offices vacant - Estimated Rental £7,500 per annum.

STAMP DUTY

The purchaser will be responsible for stamp duty at a rate of 4% of the purchase price.

VIEWING

Strictly by appointment with McConnell Chartered Surveyors

Tel: 028 90 205 900
Website: www.mcconnellproperty.com
Email: info@mcconnellproperty.com

PROPOSAL

The property is being offered For Sale in its entirety at offers over £500,000.



LOCATION MAP



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