

Tim Martin
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Contractors Yard, Offices, Workshop, Fuel Store,
Industrial Stores and Open Storage

30c Ballygelagh Road
Kircubbin
BT22 1AE

Guide Price
£275,000 + VAT

www.timmartin.co.uk
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Contractors Yard, Offices, Workshop, Fuel Store, Industrial Stores and Open Storage

A rare opportunity exists to acquire a substantial commercial yard with offices and large workshop extending in total to circa 3.5 acres.

The premises situated in the lower Ards area between Kircubbin and Portaferry with easy access to the port of Portavogie if desired.

Currently used as a heavy plant contractors yard the premises are equally suitable as a building yard including sales and rentals, agricultural supplies, rental outlet, potential for the erection of warehouse/stores etc (subject to planning), to name a few options.

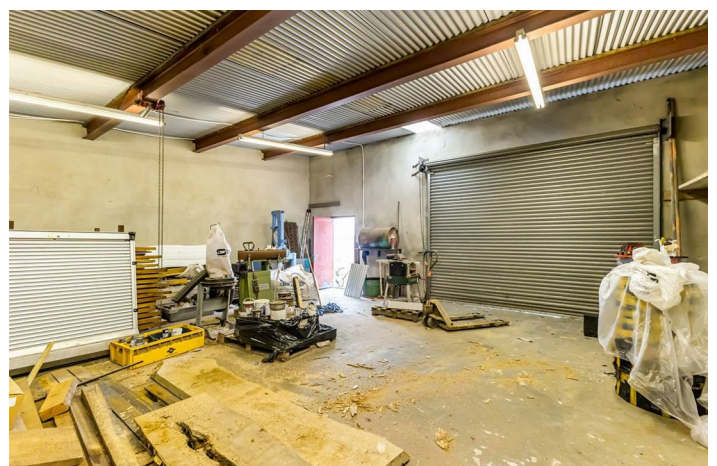
The premises accessed off a short private drive also providing access to five lock up stores which are available to purchase as a separate lot.

The premises are realistically priced and ideally suitable for owner / occupier use and / or as an investment.



KEY:

Existing Folio
DN135182



Yard Offices

Comprising 3 no 40' x 12' and 2 no 30' x 12' insulated steel cabins.

Entrance Hall

52 Sqft

Hallways

173 Sqft

Electric wall heaters; fluorescent lighting; leading to:-

Office

182 Sqft

Fluorescent light; power point and CAT 5 computer wiring and terminals; vinyl flooring.

Office / Print Room

216 Sqft

Fluorescent light; power point and CAT 5 computer wiring and terminals; vinyl flooring.

Canteen

192 Sqft

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards; formica worktops; electric wall heater; fluorescent lighting and power points; vinyl flooring.

WC

37 Sqft

White suite comprising low flush WC and pedestal wash hand basin; extractor fan; fluorescent light; vinyl flooring.

Computer Control Room

37 Sqft

Fluorescent lighting; Fibrus connection; CAT 5 wiring and terminals.

File Room

136 Sqft

Electric wall heater; vinyl flooring; CAT 5 wiring and terminals.

Office

218 Sqft

LED lighting; vinyl flooring; CAT 5 wiring and terminals.

Office

149 Sqft - L shaped

Fluorescent lighting; electric wall heater; vinyl flooring; CAT 5 wiring and terminals.

Office

181 Sqft

Fluorescent lighting; electric wall heater; vinyl flooring; CAT 5 wiring and terminals.

Gents WC

30 Sqft

White suite comprising low flush WC; pedestal wash hand basin; extractor fan; vinyl flooring.

Kitchen

745 Sqft

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards; formica worktops; vinyl flooring; fluorescent lighting.

Office

293 Sqft

Fluorescent lighting; CAT 5 wiring and terminals; electric wall heater; vinyl flooring; door to ladies WC and fire escape door.

Ladies WC

34 Sqft

White suite comprising low flush WC; pedestal wash hand basin; extractor fan; vinyl flooring; fluorescent lighting.

External Yard Areas

Private gravelled lane and galvanised steel security gates leading to:-

Concrete Yard

Gravelled yard with parking adjacent to offices for 16 cars.

Workshop

3194 Sqft

Approached through roller door; 18' high and 14' wide and two double doors 14' high and 15' wide; LED and fluorescent lighting; ample power points; single drainer stainless steel sink unit with Ariston electric water heater.

Fuel Store

385 Sqft

Double steel doors

Gravelled Yard

The extensive gravelled yard provides ample space for parking vehicles, contractors plant and storage of equipment; builders material etc.

Total NAV

Contractors yard - £15,400. Rates Payable = £9,046 per annum

Location

From Kircubbin take the road towards Portaferry at edge of village, turn left into Robane road, travel 3.1 miles and turn right into Ballyeasborough road. Continue just over ½ a mile, continue into Ballygelagh road for further ½ mile and yard is on the right hand side.

VAT

Payable on the purchase price.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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