

FOR SALE

PROMINENT RETAIL UNIT
C. 58 SQ M (628 SQ FT)



45 MAIN STREET, CRUMLIN

Chartered Surveyors Property Consultants

22 Adelaide Street
Belfast
BT2 8GD
T 028 9024 8181
F 028 9024 8188
e belfast@okt.co.uk

Northern Office

20/22 Stable Lane
Coleraine
BT52 1DQ
T 028 7034 4244
F 028 7034 4949
e coleraine@okt.co.uk

Location and Description

- ❑ Crumlin is a large village in County Antrim, situated near Lough Neagh 20 miles west of Belfast city centre. It has a population of 4,259 people (2001 census) and due to its easy access to Belfast has experienced strong growth over the past 5 years.
- ❑ The subject premises are situated on the village's main retail pitch with a wide range of adjacent retailers and amenities to include a Bakery, Pub and Grocery store.
- ❑ The unit has a glazed shop front with retractable awning and roller shutter and is fitted internally with a tiled floor, painted / plastered walls and a suspended ceiling with recessed fluorescent lights.



Accommodation

MAIN SHOP FLOOR	C. 34 SQ M	(368 SQ FT)
STORE ROOM	C. 15 SQ M	(164 SQ FT)
W/C	_____	

Sales Details

PRICE:	Offers around £125,000
TITLE:	We understand the property to be held under long leasehold interest subject to a nominal ground rental.

N.A.V.

We are advised by the Land & Property Services NI that the NAV for this property is £3,800.00. The commercial rate in the pound for 2008 / 2009 is £0.53578

V.A.T.

Prices, outgoing and rentals are exclusive of, but may be liable to VAT.

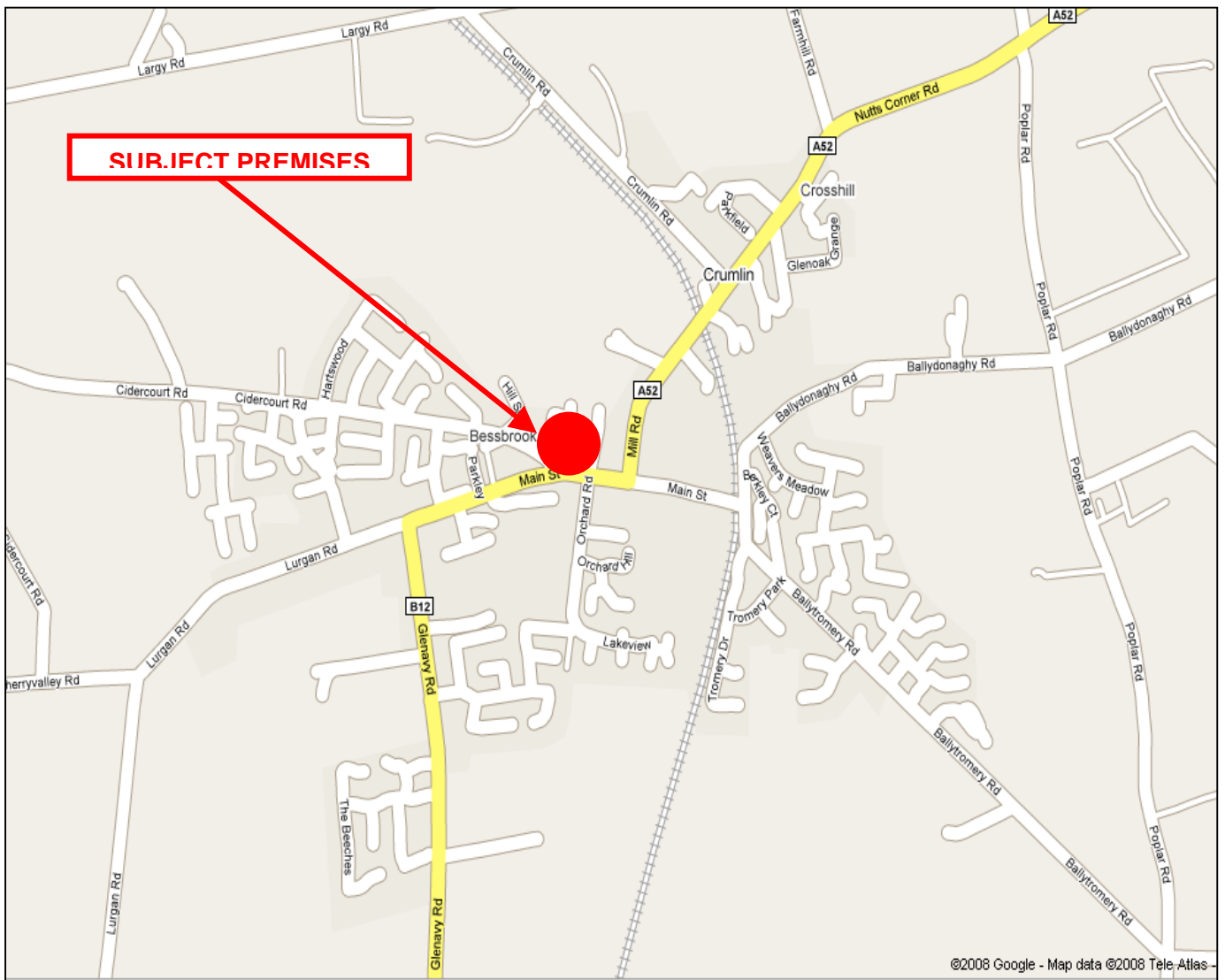
Viewing

Strictly by appointment with:

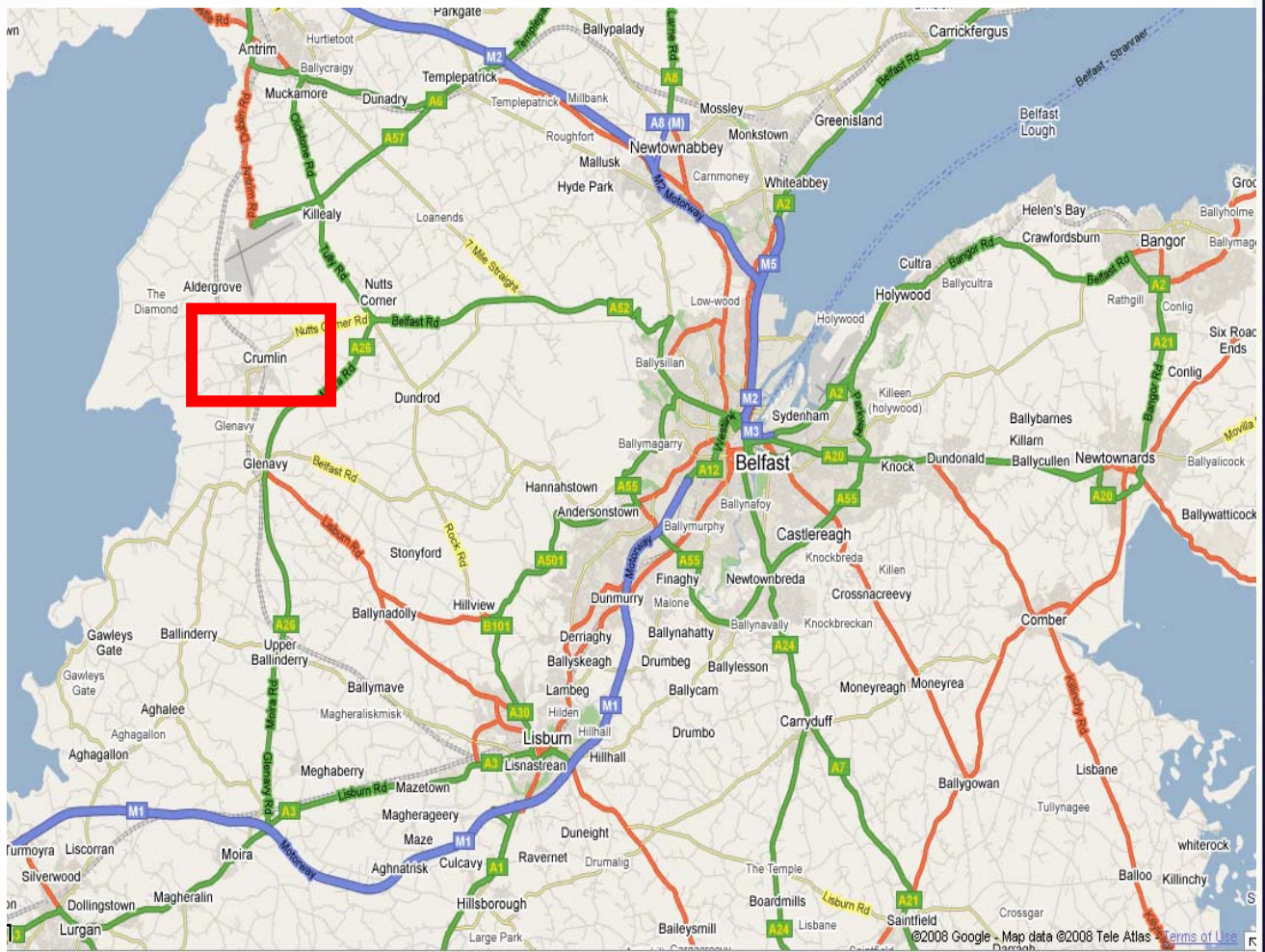
O'Connor Kennedy Turtle
22 Adelaide Street
Belfast BT2 8GD
Tel: 028 9024 8181
Fax: 028 9024 8188

Contact: Brian Turtle (brian.turtle@okt.co.uk)
Matthew Turtle (matthew.turtle@okt.co.uk)

Our Ref: BFT/JP/5520



LOCATION PLAN



Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Licence No. 1211

This map is for identification purposes only and should not be relied upon for accuracy.

Scale:
N/A

Scale:
N/A



**O'Connor
Kennedy
Turtle**

O'Connor Kennedy Turtle 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.