



OK
T

TO LET

30 Killaughey Road South, Millisle, BT22 2DY

Warehouse and Secure Yard Extending to c. 3,143 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.

The subject property is conveniently located c. 2.2 miles from the centre of Millisle, 5.2 miles from Newtownards, 4.6 miles from Donaghadee and 6.4 miles from Bangor.

DESCRIPTION

The subject comprises a standalone warehouse situated on a secure self-contained yard. Internally the building provides a large open warehouse with kitchen, office, and WC to the rear. The building has a minimum eaves height of 3.1m and a maximum height of 5.9m.

Externally the property is fenced, gated, and laid in concrete.

The property would be suitable for a variety of uses, subject to the necessary planning permissions.

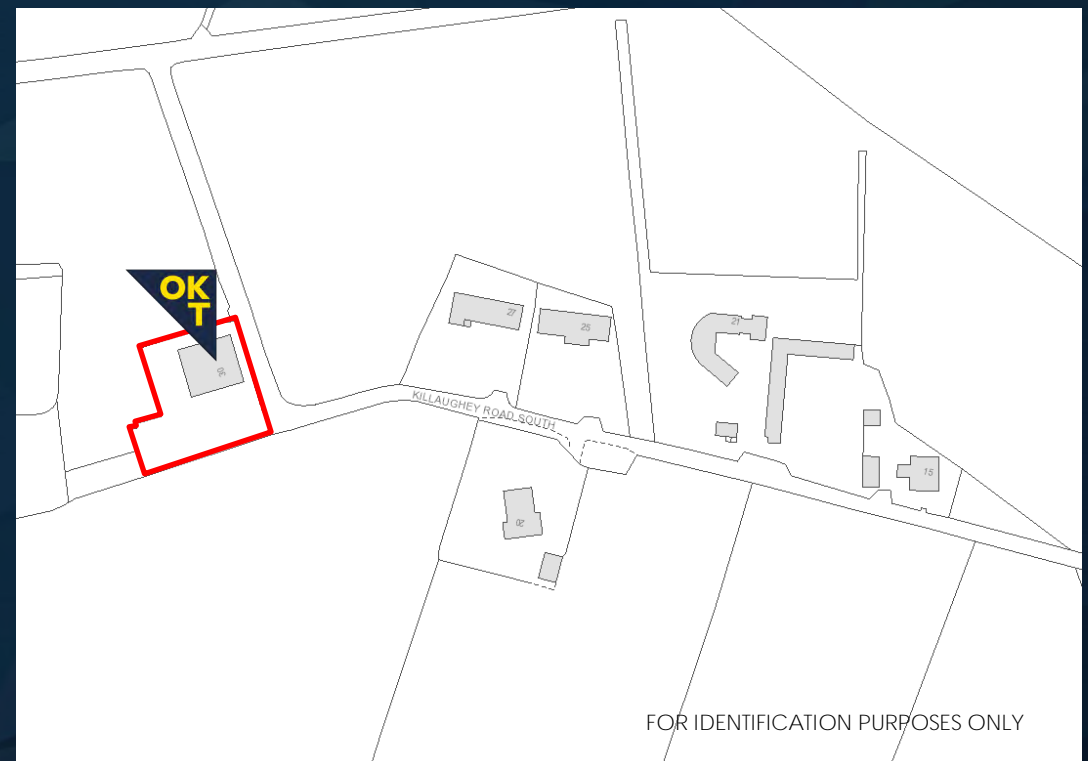
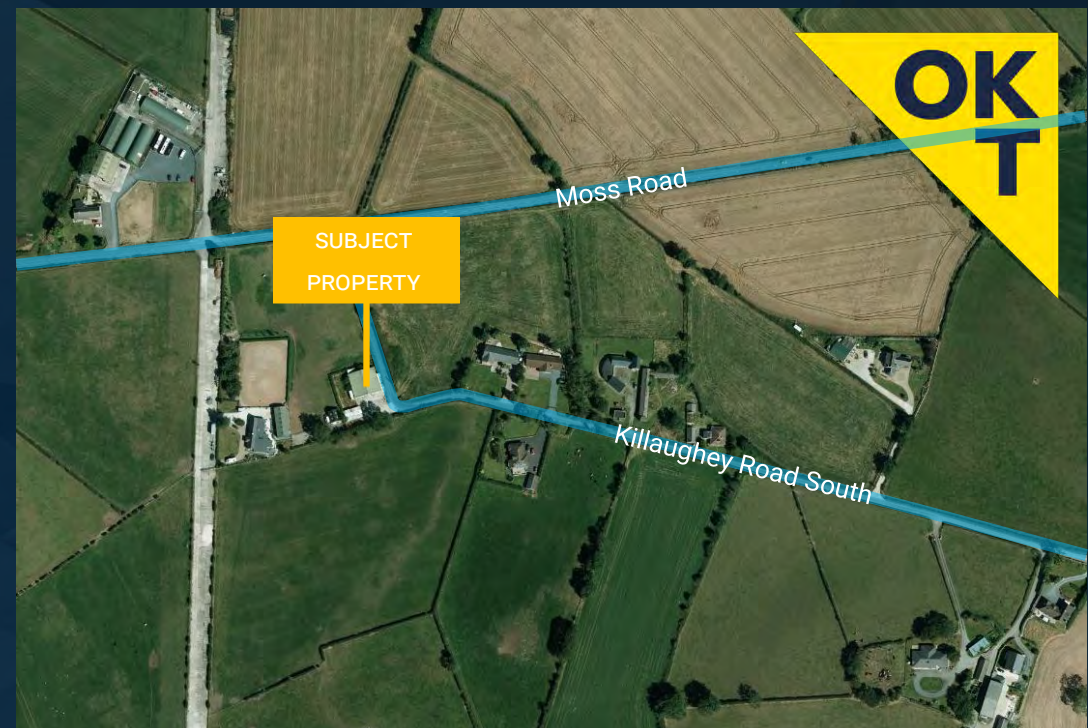
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse (including kitchen, office and WC)	c. 292 sq m	3,143 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: 9798





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LEASE DETAILS

RENT: £15,000 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

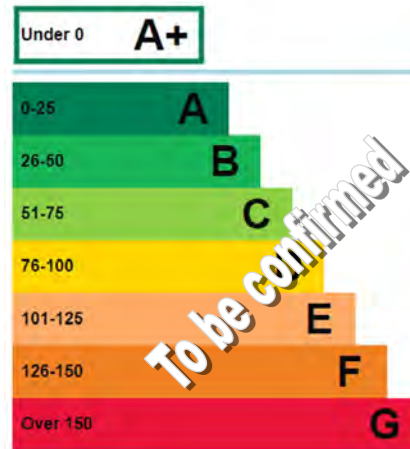
NAV (RATES PAYABLE)

NAV: £7,000

Estimated rates payable in accordance with LPS

Website: £3,792.18

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



FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.