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FOR SALE

21 Enterprise Road, Balloo South Business Pk, Bangor BT19 7TA

Industrial Investment Opportunity Producing £103,500 per annum

LOCATION

Bangor is one of Northern Ireland's most densely populated towns with a population of c. 60,000 people and its proximity to Belfast (c. 15 miles) makes it an attractive location for Belfast based commuters.

The property is located within the Balloo South Business, approached via Enterprise Road and situated close to the junction with the A21 Bangor to Newtownards dual carriageway on the outskirts of Bangor.

DESCRIPTION

The property comprises a modern steel portal frame factory / warehouse property split into two separate units. **Unit 21** is currently used as a car body repair centre with workshop space, ancillary offices, mezzanine storage and WC facilities. It benefits from a single loading door, dedicated car parking and a secure yard to the rear of the property.



Unit 21A is separately let, being self contained with its own office, integral ground floor entrance area leading to first floor office, kitchen and WC facilities. There is a single loading door and marshalling area externally together with dedicated car parking.

Each unit is fitted with 3-Phase electricity along with heating and lighting to both office and factory warehouse space. Eaves height is approximately 5.5m rising to 7m to part of Unit 21A.

The front single-storey offices are currently occupied by Bangor Auto Village who will be vacating 1st August 2024.

Entire property comprises c. 20,727 sq ft (c. 1,925 sq m) on a total site area of c. 1.1 acres (0.5 ha).

C. 2 MILES
TO
BANGOR TOWN
CENTRE

C. 13 MILES
TO BELFAST CITY
CENTRE



EXCELLENT ROAD
NETWORKS AND
BEING JUST OFF
THE A2



C. 18 MINS DRIVE TO
TO BELFAST CITY
AIRPORT

ACCOMMODATION

| UNIT | TENANT | DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|----------------------------|---------------------------|-----------------|---------------|
| UNIT 21 | Komoo | GF Workshop | c. 960 | 10,339 |
| | | GF Factory / Offices / WC | c. 124 | 1,340 |
| | | FF Storage | c. 138 | 1,494 |
| | | Total | c. 1,223 | 13,173 |
| UNIT 21A | Priory Press Packaging Ltd | GF Workshop | c. 497 | 5,346 |
| | | FF Offices & WC | c. 88 | 951 |
| | | Total | c. 585 | 6,297 |
| FRONT OFFICES | Advance NI Ltd | GF Offices | c. 46 | 500 |
| CAR PARKING | DAZN | 5 Car Parking Spaces | | |
| TOTAL ACCOMMODATION | | | c. 1,925 | 20,727 |



TENANCY SCHEDULE

| UNIT | TENANT | RATES (RATES PAYABLE) | RENT (PA) | COMMENTS |
|------------------------------------|----------------------------|--|-----------------|---|
| UNIT 21 | Komoo | * £48,500 (£27,580.35) | £74,000 | 10 year lease from 1 September 2023 with a 5 year tenants break option/ rent review |
| UNIT 21A | Priory Press Packaging Ltd | £25,700 (£14,614.74) | £21,400 | 5 year lease from 01/08/2021 |
| FRONT OFFICES | Advance NI Ltd | * To be assessed separately as currently part of unit 21 rateable value. | £9,000 | 10 year lease from 01/02/2025 with 5 year rent review |
| PARKING | DAZN | - | £2,500 | Annual Licence Agreement |
| TOTAL CURRENT RENTAL INCOME | | | £106,900 | |

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

COVENANT STRENGTH

Priory Press were incorporated in 2017 and have a credit rating of 67 / Low Risk.

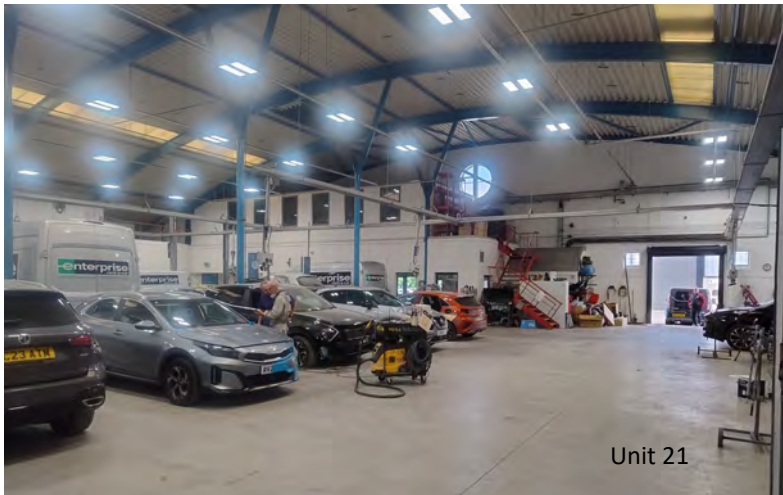
Komoo have just been purchased by Steer Automotive Group Ltd who were incorporated in 2012 and have a credit rating of 86 / Very Low Risk - they are the UK's leading automotive repair business with 194 locations and repair over 150,000 vehicles a year.

Copy of credit reports available on request.

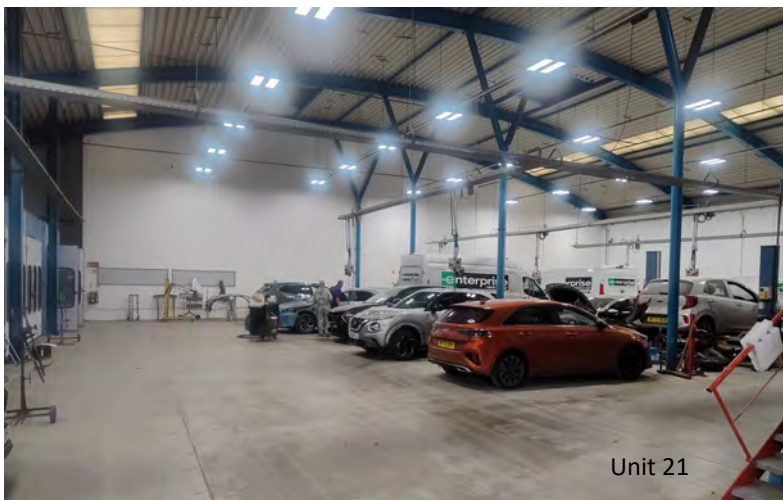


Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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.

FILE REF 9891



Unit 21



Unit 21



Unit 21A



Vacant Office Block

21 Enterprise Road, Balloo South Business Pk, Bangor BT19 7TA
Industrial Investment Opportunity

SALES DETAILS

PRICE:

Seeking offers in the region of £1,200,000 (Property is held in a limited company which reduces stamp duty. There is a deferred tax in the company accounts - further details on request.)

TITLE:

Long leasehold - 999 years from 7th January 1996 subject to an annual rental of a peppercorn . The title to be transferred as part of the sale includes the common areas including shared estate road and landscape strips etc. included within the land outlined in blue on plan 1.

The Vendor administers an estate service charge to cover these common areas payable by all occupiers within the development - further details on request.

The area outlined in red on the plan 1 indicates the approximate area under the vendor's exclusive control.

The buildings outlined in Green on Plan 1 have been sold off and do not form part of this sale.

A small area of land coloured yellow on Plan 1 has been sold to On Tower UK Ltd and houses a telecoms mast. There are access rights granted in favour of On Tower UK Ltd, the approximate location of which are shown in yellow on Plan 1.

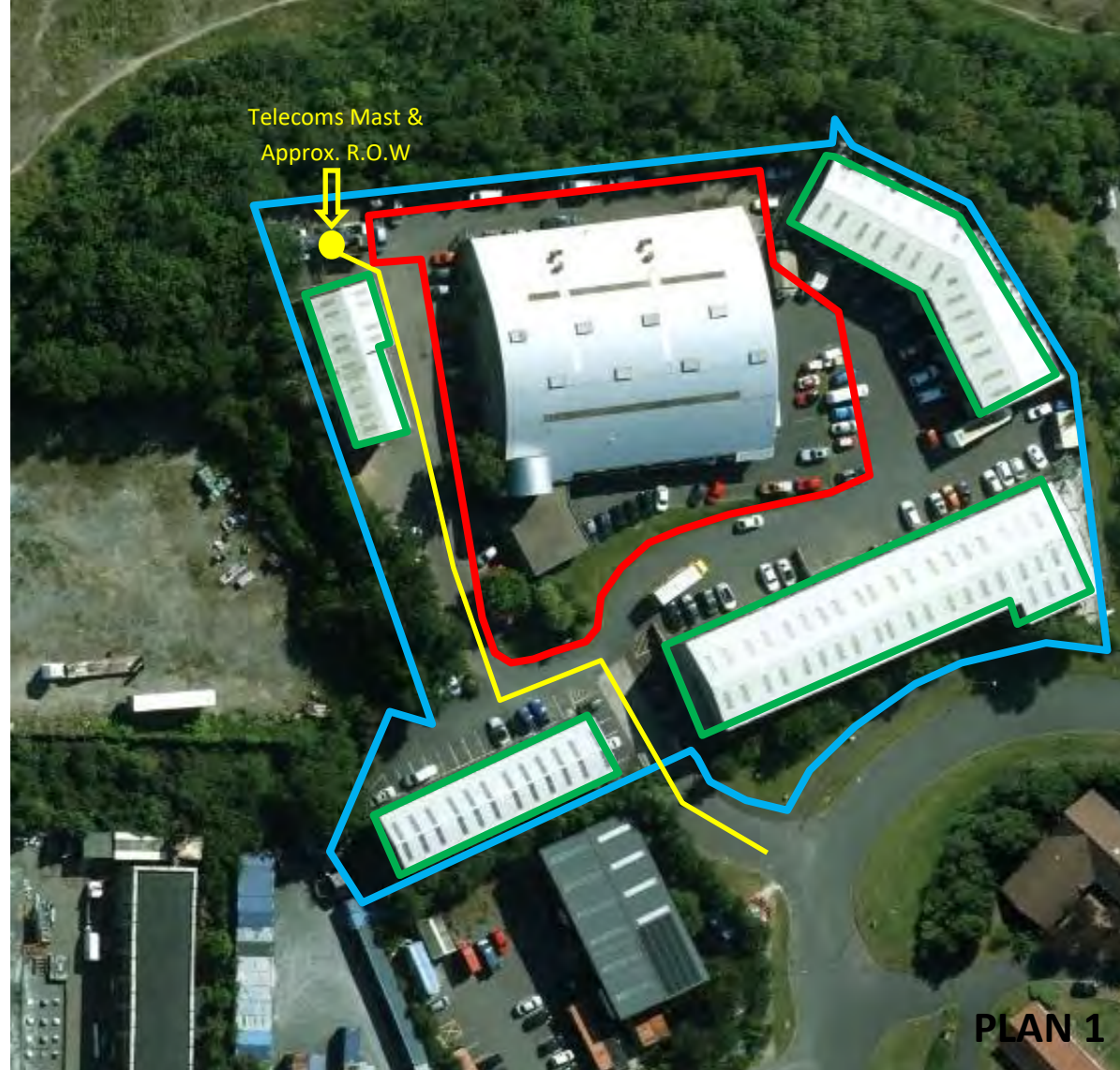
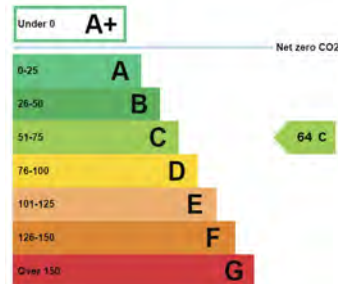
SERVICE CHARGE:

Payable in respect of repair and maintenance of the common areas. Further details on request.

VAT:

VAT is payable on the sale price.

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.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.