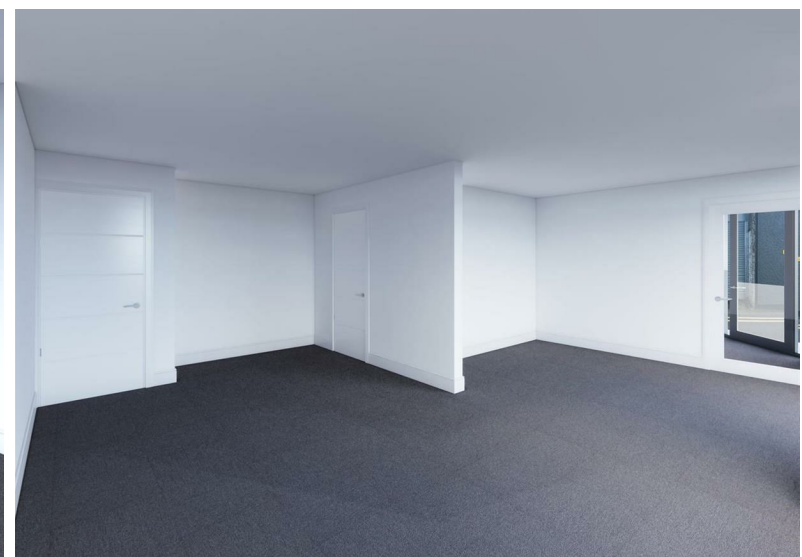
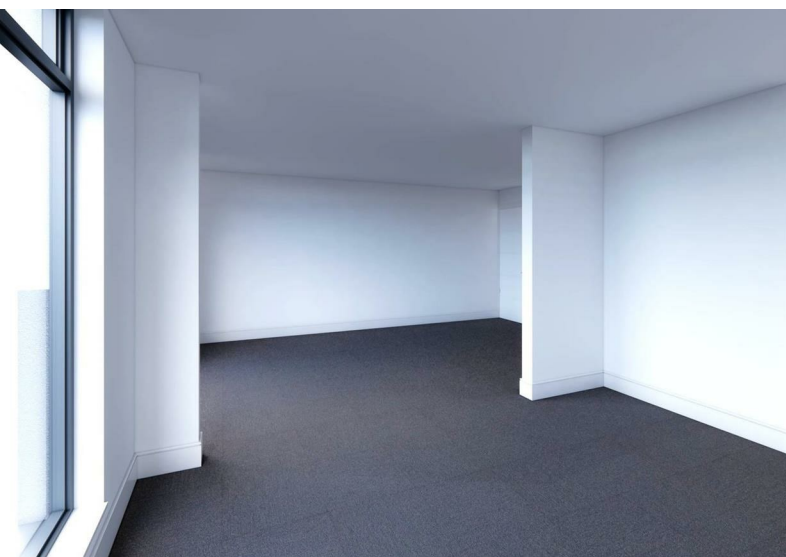




Unit 3B, Amelia House 2 Avondale Drive, Ballyclare, BT39 9EA

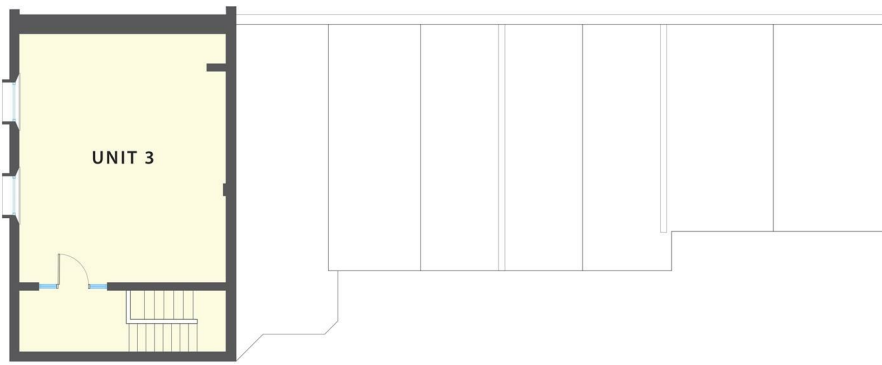
- Two Storey Commercial Premises
- Includes c.250 Sq Ft Basement Store
- Spacious Retail Unit / Studio / Office Suites
- Rent: £11,400 Per Annum
- Lease: Full Repairing And Insuring Terms
- Accommodation Extending To c.1,200 Sq Ft
- Prominent Location Off Avondale Drive
- Refurbished and Modernised
- Term: 3-5 Year Lease
- Unit Divisible Into Two Separate Units

£500 Per Month

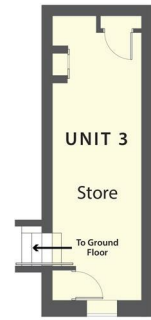


Amelia House 2 Avondale Drive, Ballyclare, BT39 9EA

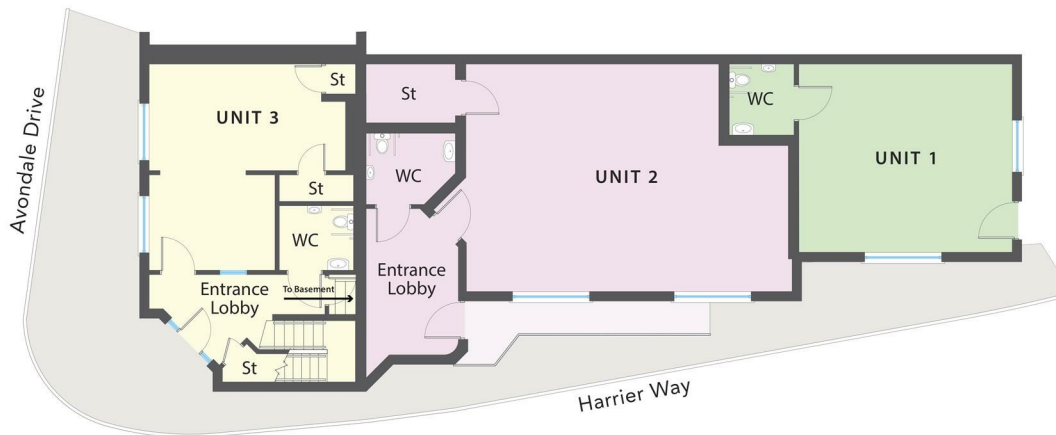
FIRST FLOOR



BASEMENT



GROUND FLOOR



Unique opportunity to rent a refurbished, two storey commercial premises, extending to c.1,200 sq ft of accommodation plus c.250 sqft basement store, prominently situated in the heart of Ballyclare.

Located on the junction of Avondale Drive and Harrier Way, the subject property is positioned on the periphery of the town square in Ballyclare, in close proximity to schools and the main retail pitch which encompasses other retailers such as Asda, The Fig Design Company, and Jill Jones Bridal shop, and is approximately 14 miles north of Belfast via the M2 motorway, 12 miles east of Antrim (town) and 12 miles south west of Larne. The town has good transport links as it is located approximately 5 miles from the M2 motorway, 12 miles from Belfast International Airport and 12 miles from Larne Port.

The premises comprises aluminium framed, double glazed front door with roller shutter door over, entrance lobby, first fixed for installation of furnished cloakroom with two piece suite, two ground floor studios/offices, first floor studio/retail unit/office suite encompassing twin feature 'Porthole style' windows, and basement store extending to c.250 sq ft.

The property further benefits from three phase electricity supply, plastered and painted internal walls, mains water supply, generous electrical specification throughout, and being in close proximity to main public car park.

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable and the unit is available to be split into separate ground and first floor units if desired.

Early viewing highly recommended to avoid disappointment.



ACCOMMODATION

GROUND FLOOR

Aluminium framed, double glazed front door leading into:

ENTRANCE LOBBY

Access to built in store. Stairwells leading to basement store and first floor.

FURNISHED CLOAKROOM

First fixed for installation of furnished cloakroom with two piece suite.

STUDIO / OFFICE 1 12'8" x 9'7" (3.88m x 2.94m)

Plastered and painted internal walls. Picture window to front elevation. Generous electrical specification throughout. Open into:

STUDIO / OFFICE 2 19'10" x 10'9" (6.06m x 3.29m)

Plastered and painted internal walls. Picture window to front elevation. Generous electrical specification throughout. Built in stores.

FIRST FLOOR

LANDING

MAIN RETAIL UNIT / STUDIO / OFFICE SPACE 25'2" x 20'11" (7.68m x 6.39m)

Twin feature 'Porthole style' windows. Plastered and painted internal walls. Generous electrical specification throughout. Access to:

BASEMENT STORE 28'9" x 9'0" (wps) (8.78m x 2.76m (wps))

SPECIFICATION

Electrical - Allow for basic supply to each unit to consist of.

- 1no 6way consumer unit
- 4no 13amp double socket outlet
- 4no Light points
- 3no wall mounted panel heater
- 1no Unvented Instantaneous Water Heater 3.5kW

Mechanical - Allow for basic supply to each unit to consist of.

- 1no Hot/Cold water feed left ready for WC fitout by tenants
- 1no Waste for WC left ready for fitout by tenants
- 1no Waste for Sink left ready for fitout by tenants
- 1no Mains water supply

IMPORTANT NOTE TO ALL POTENTIAL TENANTS

The unit's current designated purpose is passed for retail and, if required, it will be the responsibility of the tenant to apply and obtain for a change of use to suit their needs and comply with planning legislation administered by the local council. Images are examples of specification to be fitted and for illustration purposes only. We have not tested the services or systems in this property. Tenants should make/commission their own inspections if they feel it is necessary.

COLIN GRAHAM RESIDENTIAL

...WE RENT COMMERCIAL

CGI's are for illustrative purposes only. Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage. This specification and measurements are for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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