COLIN GRAHAM RESIDENTIAL

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Newtownabbey BT36 5DY

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colingrahamresidential.com

SALE AGREED

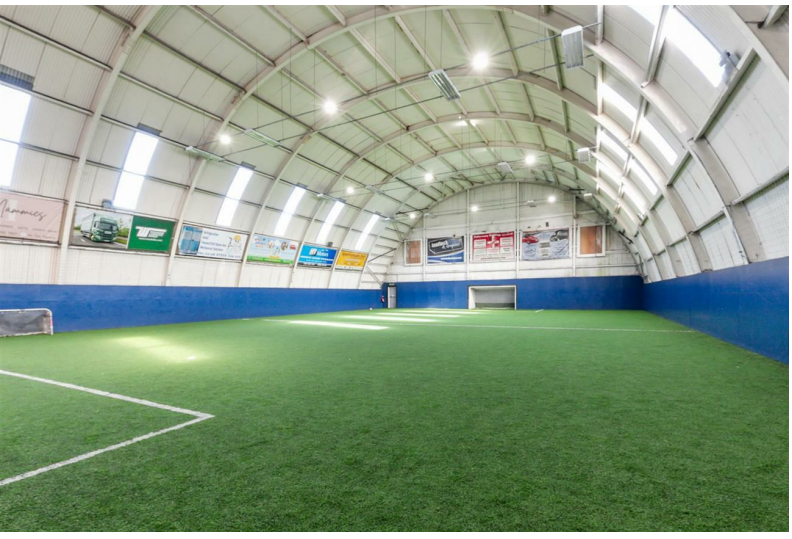
THE SOCCER SHED

'The Soccer Shed' 51 Green Road, Ballyclare, BT39 9PH

- Exciting Business Opportunity
- Year-Round, Weather-Proof Facilities
- Diversified Income Streams
- First Floor Viewing Gallery; Kitchenette; Office
- Generous Car Parking Facilities
- Established & Profitable Recreation Business
- Convenient Trading Position
- Two Separate Sports Pitches; Store Room
- Option To Renew Lease (Subject To T&C's)
- Ready For Immediate Occupation

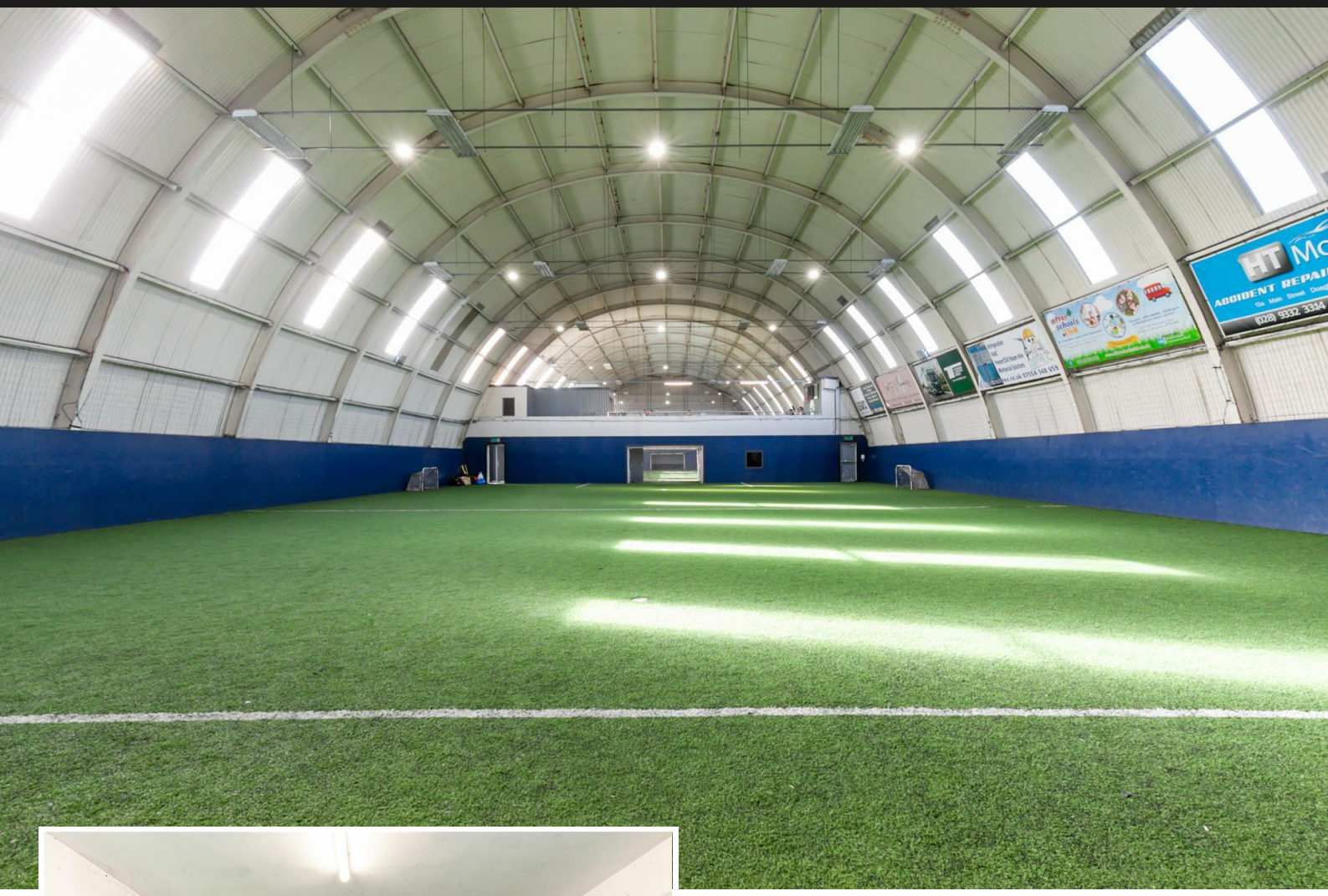
Offers Over £59,950

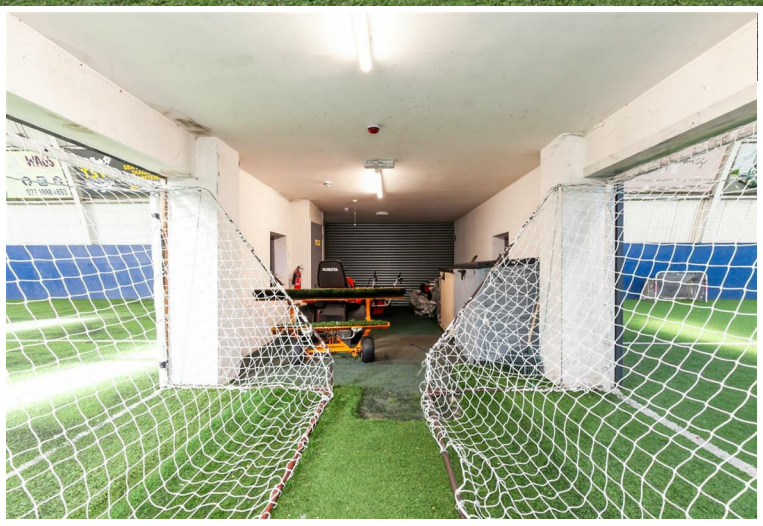
EPC Rating





'The Soccer Shed' 51 Green Road, Ballyclare, BT39 9PH





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Double doors leading into reception hall. Carpet tile floor covering. Stairwell leading to first floor mezzanine landing. Recessed spotlights. Access to under stairs storage cupboard with light. Access into:

STORE ROOM 34'11" x 11'10"

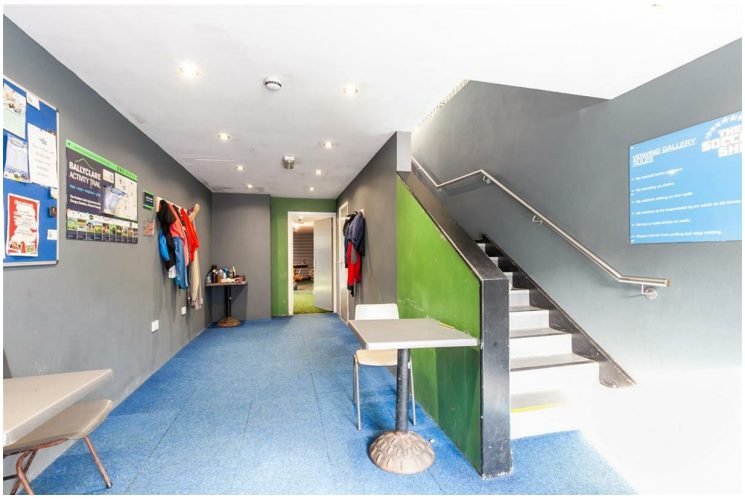
Artificial grass floor covering. Strip lighting.

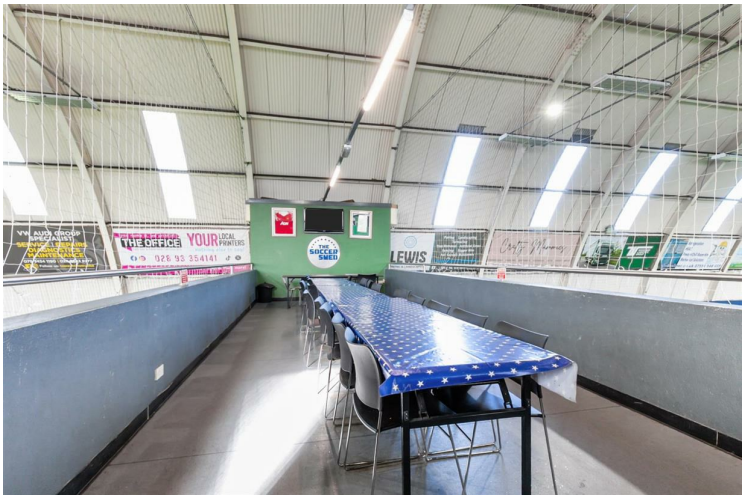
PITCH 1 104'1" x 67'7" (wps)

'3G' artificial grass floor covering. Recess for sports nets. Energy efficient lighting.

PITCH 2 103'11" x 67'7" (wps)

'3G' artificial grass floor covering. Recess for sports nets. Energy efficient lighting.







FIRST FLOOR

MEZZANINE VIEWING GALLERY 36'0" x 11'10" (wps)

Vinyl floor covering. Strip lighting. Open to:

KITCHENETTE 13'5" x 7'5" (wps)

Range of low level storage units and contrasting melamine work surface area. Stainless steel sink unit with draining bay. Space for under counter fridge. Recessed spotlights. Access into:

OFFICE / STORE 11'10" x 8'10" (wps)

Carpet floor covering. Strip light and power points.

EXTERNAL

Generous sized communal car parking area front and rear. External lighting.
Portacabin (available via separate negotiation) encompassing changing rooms, party room, and washroom facilities.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Fixtures and fittings available via separate negotiation. Lease renewal and/or extension to be negotiated separately. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the



COLIN GRAHAM RESIDENTIAL
...WE SELL COMMERCIAL

transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Exciting opportunity to purchase a well established and profitable commercial recreation and sports facility business, together with leasing the trading premises which benefits from access to generous communal parking facilities, occupying a convenient location, situated off Green Road, Ballyclare.

The business boasts a loyal customer base and strong, consistent turnover, generating diversified income streams primarily through renting playing surfaces for leagues, private games, training sessions, and events like birthday parties.

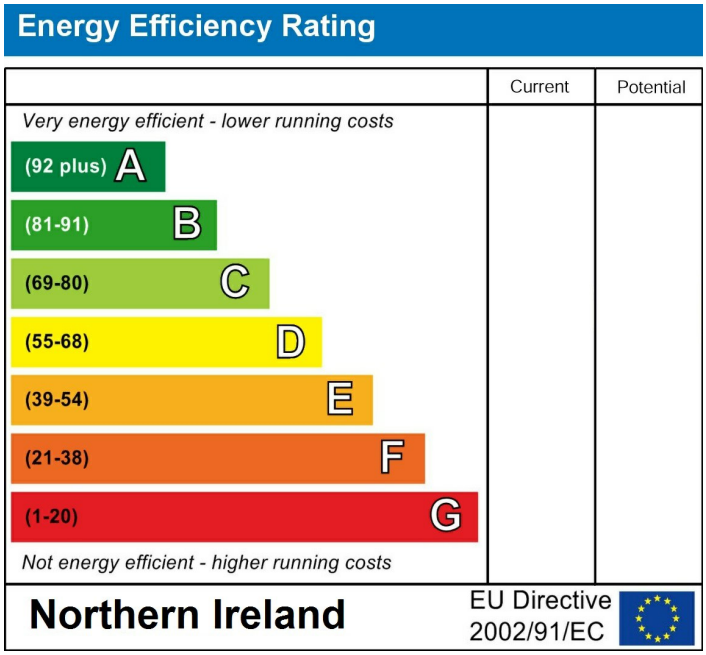
The leased premises has been converted to provide year-round, weather-proof facilities and currently utilises the space with two indoor football pitches (encompassing the flexibility to facilitate a plethora of uses), large store room, first floor mezzanine viewing gallery, fitted kitchenette, and office/store.

The property further benefits from access to generous car parking areas front and rear, and the option (via separate negotiation) to purchase an external modular building comprising changing rooms, party room, and washroom facilities.

This entrenched business allows any new buyer the ability to continue trading immediately and the current landlord is open to renewing the lease period (subject to market value, terms and conditions at time of negotiation).

The business is being tendered for sale due to our clients´ desire to pursue a new venture





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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