

FOR SALE

Residential / Commercial Investment

Old Mill Complex, 2 Parkfield Road, Ahoghill, Ballymena BT42 2QS



The property is situated at the junction of Parkfield Road and Carnearney Road in a delightful rural location some 8 miles from Randalstown and 4.5 miles from Ballymena.

The property comprises:

- A fully modernised three bedroom house, currently let to a long-standing tenant.
- Former antique shop with loft showroom/office ideal for an owner-occupier's business.
- Range of storage units set round a central courtyard, substantially let.
- 4 no Warehouse/Storage Units fronting Carnearney Road.
- Large garage unit fronting Parkfield Road.

Garage / Workshop
fronting Parkfield Road



Storage / Workshops
fronting Carnearney Road



RENTAL INCOME Current rental income including house: £19,560 p.a.
Potential rental income fully let estimated £26,880 p.a.

PRICE **Offers in the region of £195,000**

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

VAT	Not applicable to the best of our knowledge	
LEASES	All properties are let, without formal leases, on a month to month basis with the Landlord being responsible for repairs and insurance. Tenants are responsible for payment of rates.	
EPC	House	F-27
	Showroom	D-76
VIEWING	Strictly by appointment with sole agents 028 9042 4747	

Antiques Showroom



Courtyard Properties and Yard



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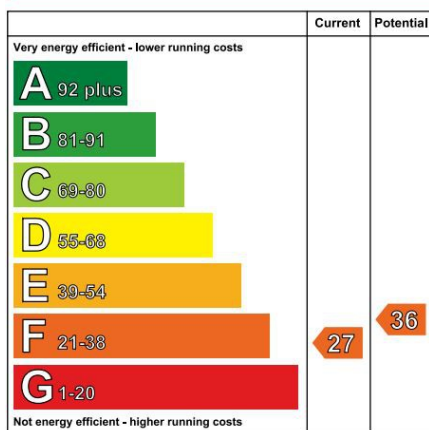
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House



EPC - House

Energy Efficiency Rating



EPC – Antiques Showroom

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

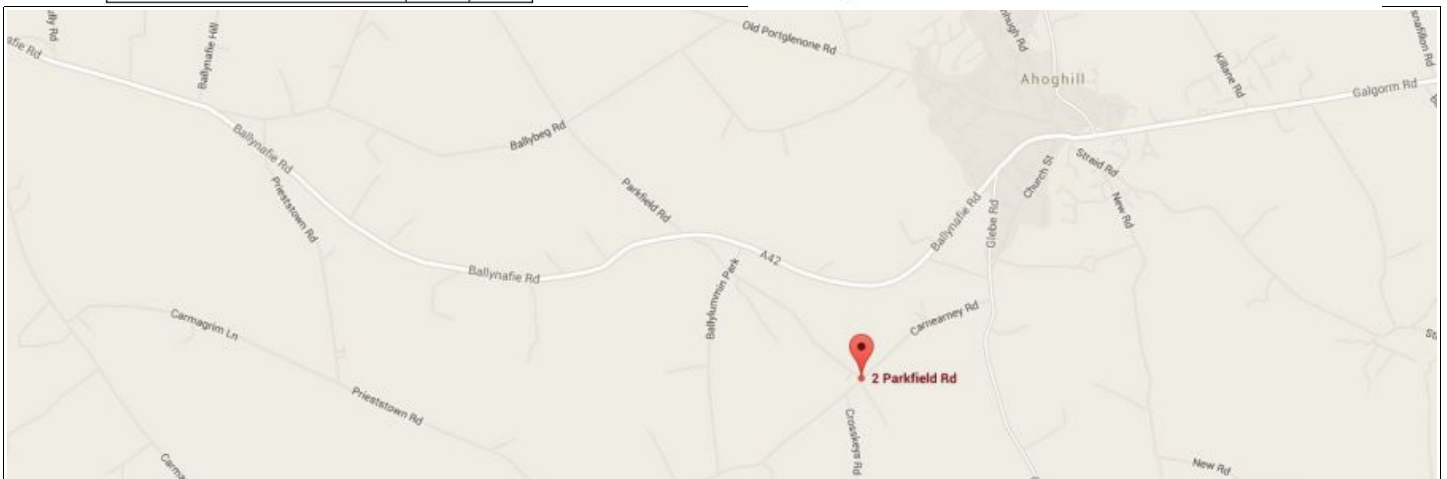
E 101-125

F 126-150

G Over 150

Less energy efficient

76 This is how energy efficient the building is.



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