

**Tim Martin**  
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Contractors Yard, Offices, Workshop, Fuel Store,  
Industrial Stores and Open Storage  
30c Ballygelagh Road  
Kircubbin  
BT22 1AE

**Guide Price**  
**£450,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

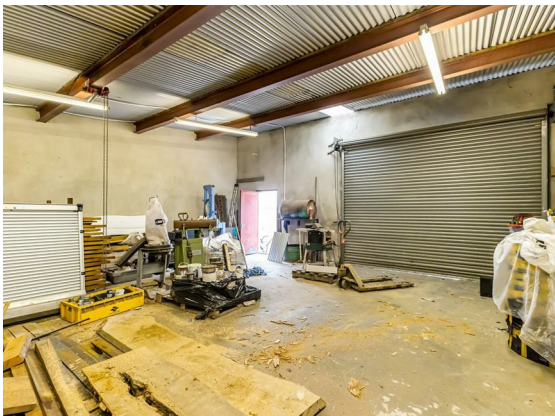
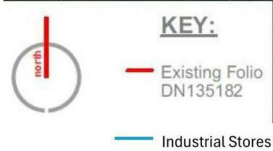


Contractors Yard, Offices, Workshop, Fuel Store, Industrial Stores and Open Storage

A rare opportunity exists to acquire a substantial commercial yard of c. 3.5 acres with office accommodation, workshop and 5 stores currently let, providing a rental income.

The premises situated in the lower Ards area is equally suitable for its current use as a heavy plant contractors yard, transport depot, maintenance and storage facility or as a builders yard, potential construction of additional stores / warehouses and a wide range of other uses (subject to planning).

The premises accessed off its own short private lane is offered as a whole or in two lots providing those with the opportunity to acquire the investment industrial storage units and a



**Yard Offices**

Comprising 3 no 40' x 12' and 2 no 30' x 12' insulated steel cabins.

**Entrance Hall**

52 Sqft

**Hallways**

173 Sqft

Electric wall heaters; fluorescent lighting; leading to:-

**Office**

182 Sqft

Fluorescent light; power point and CAT 5 computer wiring and terminals; vinyl flooring.

**Office / Print Room**

216 Sqft

Fluorescent light; power point and CAT 5 computer wiring and terminals; vinyl flooring.

**Canteen**

192 Sqft

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards; formica worktops; electric wall heater; fluorescent lighting and power points; vinyl flooring.

**WC**

37 Sqft

White suite comprising low flush WC and pedestal wash hand basin; extractor fan; fluorescent light; vinyl flooring.

**Computer Control Room**

37 Sqft

Fluorescent lighting; Fibrus connection; CAT 5 wiring and terminals.

**File Room**

136 Sqft

Electric wall heater; vinyl flooring; CAT 5 wiring and terminals.

**Office**

218 Sqft

LED lighting; vinyl flooring; CAT 5 wiring and terminals.

**Office**

149 Sqft - L shaped

Fluorescent lighting; electric wall heater; vinyl flooring; CAT 5 wiring and terminals.

**Office**

181 Sqft

Fluorescent lighting; electric wall heater; vinyl flooring; CAT 5 wiring and terminals.

**Gents WC**

30 Sqft

White suite comprising low flush WC; pedestal wash hand basin; extractor fan; vinyl flooring.

**Kitchen**

745 Sqft

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards; formica worktops; vinyl flooring; fluorescent lighting.

**Office**

293 Sqft

Fluorescent lighting; CAT 5 wiring and terminals; electric wall heater; vinyl flooring; door to ladies WC and fire escape door.

**Ladies WC**

34 Sqft

White suite comprising low flush WC; pedestal wash hand basin; extractor fan; vinyl flooring; fluorescent lighting.



## External Yard Areas

Private gravelled lane and galvanised steel security gates leading to:-

## Concrete Yard

Gravelled yard with parking adjacent to offices for 16 cars.

## Workshop

3194 Sqft

Approached through roller door; 18' high and 14' wide and two double doors 14' high and 15' wide; LED and fluorescent lighting; ample power points; single drainer stainless steel sink unit with Ariston electric water heater.

## Fuel Store

385 Sqft

Double steel doors

## Gravelled Yard

The extensive gravelled yard provides ample space for parking vehicles, contractors plant and storage of equipment; builders material etc.

## Storage Yard

Access from main lane the enclosed storage yard is gravelled with a range of 5 stores accessing same. All stores are currently let to tenants.

## Unit 1

1092 Sqft

Roller and pedestrian doors; fluorescent light and power points; roller door; 9' high and 9' wide.

## Unit 2

954 Sqft

Roller and pedestrian doors; fluorescent light and power points; roller door; 9' high and 9' wide.

## Unit 3

859 Sqft

Roller door 12' high and 10' wide; fluorescent light and power points.

## Unit 4

859 Sqft

Roller door 12' high and 10' wide; fluorescent light and power points.

## Unit 5

859 Sqft

Roller door 12' high and 10' wide; fluorescent light and power points.






## Total NAV

Contractors yard - £15,400. Rates Payable = £9,046 per annum

Storage yard - Not Yet Assessed

## Location

From Kircubbin take the road towards Portaferry at edge of village, turn left into Robane road, travel 3.1 miles and turn right into Ballyeasborough road. Continue just over ½ a mile, continue into Ballygelagh road for further ½ mile and yard is on the right hand side.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**Comber** ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

**Saintfield**  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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