



FOR SALE

Investment Opportunity

40-42 Main Street, Crumlin, BT29 4UR

- Investment opportunity
- Prominent location on Main Street, Crumlin
- Extending 3,817 sq ft
- Substantial site c. 0.3 acres

Location

The subject premises is located in Crumlin which is approximately 15 miles west of Belfast city centre and 8 miles southwest of Antrim. The premises benefits from close proximity to the A52 and A26 providing good access to North, East and South. It is also in close proximity to Belfast International Airport. The subject is situated within the town centre and is located fronting directly onto Main Street. The surrounding area comprises a range of commercial and residential occupiers.

Description

The premises is a two-storey terraced building providing both commercial and residential accommodation on a substantial site c.0.3 acres. 40 Main Street is currently occupied by a private individual t/a Mindful Therapy Collective which comprises both ground and first floor levels. 42 Main Street is occupied by Medi Care on the ground floor whilst 42a Main Street is a vacant first floor flat that extends over the Medi care unit, and in need of some renovation work. The current rental income for the subject is £26,000 per annum exclusive.

We understand that planning has been granted for the redevelopment of two retail units, 4 apartments and 3 no. 2 storey townhouses (planning application T/2007/1027/F).

Full lease details are available upon request.

Rates

Interested parties should make their own enquiries to Land and Property Services regarding rates.

Accommodation

Description	Sq Ft	Sq M
40 Main Street	867	80.58
42 Main Street	2,174	202.04
42A Main Street	776	72.12
Total	3,817	354.74

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



SALE DETAILS

Offers in excess of £250,000.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

D91, D79 & F28. Full EPC certificates available on request.

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