

# COMMERCIAL

Issue 2 '07

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**The TEAM**

Back Row: Charlie Lynn, Colin McAleese, David Barton, Clair McMenemy, Richard McLaughlin  
Front Row: Anthony Jackson, Gerard McAfee, Maria McAfee, Scott Nelson

# Welcome

McAfee Commercial, a division of McAfee Estate Agents, the largest independent Estate Agents in Northern Ireland have opened a new Commercial office in Ballymena. This latest development strengthens the company's Commercial division, which originally was formed by the company's founder, Gerry McAfee in 1998. From humble beginnings, the McAfee Commercial division now employs 7 Surveyors, including 3 Chartered Surveyors.

The Coleraine office is headed up by Richard McLaughlin MRICS, formerly with Osborne King in Belfast, and assisted by Colin McAleese, David Barton and Anthony Jackson. The Ballymena Office is headed up by Clair McMenemy MRICS and supported by Maria McAfee MRICS. Both Surveyors also come from leading Belfast practices, DTZ McCombe Pierce and Lisney Property Consultants.

The company has a wealth of local knowledge and offers a full range of commercial advice and services to include Valuations, Landlord and Tenant Expertise, Rent Reviews, Lease Renewals, Property Disposals, Auctions, Property Management, Compensation Advice and Development Consultancy.

The Commercial division runs hand in hand with our successful Land & New Homes Division, headed by Charlie Lynn. The aim of the Commercial Department is to provide a comprehensive service and knowledge combining the expertise gained through our Land & New Homes Department.

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# Development / Commercial Opportunities



## Ballymoney



One of the last major residential development opportunities within the Ballymoney Town Boundary, this site enjoys an extensive frontage on to Parkview and a good vehicular access to Market Street. Ideal for a high density Townhouse and Apartment Development, this site will appeal to the developer who will appreciate its most convenient location to Ballymoney Town Centre. As agents we highly recommend inspection of this development opportunity

- Prime Residential Development Opportunity
- Site
- Approx c. 3.29 Acres ( c. 1.33 Hectares)
- Held Forever Free Of Rent (Tenure)

**Sold**

**33 Market Street, Ballymoney**

Price: On Request  
Coleraine Office: 028 7032 8222

Castlerock



27-31 Main Street

Situated in a designated 'Area of opportunity for apartments' under the Draft Northern Area Plan 2016 and currently occupied by a large three storey red brick property (currently sub-divided), this site has obvious residential development potential. Undoubtedly one of the best to have been offered for sale in the Castlerock area enjoying an elevated location within the centre of the village complimented by uninterrupted panoramic sea and beach views.

- Residential Development Opportunity Subject To Necessary Planning
- Site
- c. 0.55 Acres (0.2225 Hectares)
- Freehold

Price: Offers Over £3.5 Million  
Coleraine Office: 028 7032 8222

Limavady



Ballyclose Street, Limavady

Excellent commercial / residential development opportunity (subject to planning) with a passing rental income, located in the heart of Limavady, directly opposite Tesco and with close proximity to the main Londonderry to Belfast corridor. The site is currently zoned as White Land under the Draft Northern Area Plan 2016 with a larger portion of the site being classified as existing industrial use (c. 2.6 acres / c. 1.052 ha)

- Commercial/Residential Development Opportunity (Subject To PLanning)
- Site- With Existing Commercial Units Petrol Filling Station
- 3 Acres (1.21 hectares)
- Freehold

Price: Offers Over £3.5 Million  
Coleraine Office: 028 7032 8222

## Ballymoney



**16 Market Street, Ballymoney**

Occupying a prime site on Market Street, this is an excellent opportunity close to local amenities and travel routes. This is an interesting development benefiting from full planning permission and should attract keen interest on the open market.

- “Ready To Go” Development Opportunity
- Ground, First & Second Floor
- c. 0.033 Acres ( c. 0.013 Hectares)
- Freehold

**Price: Offers Over £525,000**  
**Coleraine Office: 028 7032 8222**

## Ballymoney



Excellent Town Centre Development Opportunity ripe for residential redevelopment within the heart of Ballymoney. Being offered for sale is a parcel of land extending with frontage onto Charlotte Street and rear access onto Townhead Street carpark and Eastermead Gardens. The majority of the site is identified within the Draft Northern Area Plan 2016 as ‘Land zoned for housing’ with another portion lying within the CBD. Due to its town centre location and close proximity to main carparks the above site will attract keen interest on the open market, viewing therefore is strongly recommended.

- Town Centre Development Opportunity
- Site
- c. 0.057 Acres ( c. 0.23 Hectares)
- Freehold

**Price: Offers Over £1.8 Million**  
**Coleraine Office: 028 7032 8222**

**Sold**

**Charlotte Street Former ‘Baxters Mill’ Site, Ballymoney**

Ballymoney



We are delighted to offer on to the market this extensive commercial property occupying a prime position on High Street in Ballymoney, with close proximity to the town centre and Townhead Street car park. The property also benefits from a large car park and unloading bay to the rear. This is an excellent opportunity with viewing highly recommended.

- Extensive Commercial Property
- Ground & First Floor
- Ground: c. 4,454 Sqft (c. 413.79 sq m)
- First: c. 4,757 Sqft (c. 441.94 sq m)
- Freehold

11 High Street, Ballymoney

Price: Offers Over £950,000  
Coleraine Office: 028 7032 8222

Limavady



Excellent opportunity to acquire a superb commercial investment opportunity located on Market Street which is Limavady's main trading thoroughfare. The property is comprised of four retail / office units, two ground floor retail units with two first floor units. Three of the units are currently held under lease generating an annual rental income of c £16,580 p.a. with further potential to increase when the property is let to full capacity.

- Excellent Town Centre Investment Opportunity
- Ground & First Floor
- No. 28: c. 411 sq ft (c. 38.18 sq m)
- No. 28B c. 478 sq ft (c. 44.40 sq m)
- No. 28C c. 588 sq ft (c. 54.62 sq m)
- No. 30 c. 630 sq ft (c. 58.33 sq m)
- Freehold

Under Offer

28 - 30 Market Street

Price: Offers Over £350,000  
Coleraine Office: 028 7032 8222

## Castlerock



**Under Offer**

**64 Blakes Road, Castlerock**

Excellent opportunity to acquire a spacious yard and stores with onsite office accommodation. Also being offered for sale is an established architectural salvage business. The site occupies a rural location with views overlooking the countryside and may be suitable for redevelopment (subject to necessary consents).

- Extensive Yard, Stores, Office Accommodation
- Ground Floor
- Stores - c. 113,744 sq ft (c. 10567.07 sq m)
- Offices - c. 770 sq ft (c. 71.53 sq m)
- Freehold

**Price: Offers Over £450,000**  
**Coleraine Office: 028 7032 8222**

## Eglinton



**Longfield Road, Eglinton**

Excellent development opportunity (subject to planning), located in the heart of Eglinton, within close proximity to the main Londonderry to Belfast corridor. The site includes a large warehouse area with a large concreted yard space surrounded by steel fencing. The site is currently zoned as existing industry in the Londonderry Area Plan 2011. This is indeed an excellent opportunity not to be missed, as this will lend itself to a variety of uses. As agents we highly recommend early inspection of this site.

- Warehouse & Yard/Development Opportunity
- Ground Floor
- Site Area: c. 1.63 Acres, Warehouse: 5,400 sq ft (c. 501.67 sq m)
- Freehold

**Price: Offers Over £1.4 Million**  
**Coleraine Office: 028 7032 8222**

Coleraine



Without doubt an excellent opportunity to acquire a mixed commercial and residential investment opportunity. The above offers ground floor retail accommodation with the added bonus of consent for hot food. The upper floors offer residential accommodation needing some redecoration. Given the location within an area know for take away and hot food, this is an excellent opportunity which will attract keen interest on the open market.

- Excellent Commercial Investment Opportunity
- Ground Floor (Take Away)  
1st & 2nd Floor (Residential)
- Take Away c. 1244 sq ft ( c. 115.57 sq m)  
1st Floor Apt c. 516 sq ft ( c. 47.93 sq m)  
2nd Floor Apt c. 402 sq ft ( c. 37.34 sq m)
- Freehold

**Sold**

11 Waterside, Coleraine

Price: Offers Over £365,000  
Coleraine Office: 028 7032 8222

Londonderry



Located on the popular Spencer Road, this excellent re-development scheme will appeal to the discerning purchaser showing the possibility of 2 No Retail Units with 7 No Apartments over (Subject to the necessary Planning Approvals). This is sure to generate a great deal of interest on the open market and therefore viewing is highly recommended.

- Excellent Commercial & Residential Development Opportunity
- Ground & First Floor
- c. 0.48 acres (c. 0.019 hectares)
- Freehold

**Under Offer**

71 Spencer Road, Londonderry

Price: Offers Over £500,000  
Coleraine Office: 028 7032 8222

## Ballymoney



Excellent opportunity to acquire an established car mechanic business specialising in restoration. Being offered for sale or to Let is a well cared for unit in excellent order with the benefit of an established business trading for over thirty years.

Viewing by appointment only.

- Established Car Mechanic Business together with Premises
- Ground Floor
- c. 2,500 sq ft (unit) ( c. 232.25 sq m)
- Being Offered As A Going Concern

**82 Glenstall Road, Ballymoney**

Price: Offers Over £250,000  
Coleraine Office: 028 7032 8222

## Coleraine



**2 & 4 Dundooan Court**

- Development Opportunity with Potential For 10 No. Apartments
- Site
- c. 0.31 Acres (0.1255 Hectares)
- Freehold

Price: Offers Over £750,000  
Coleraine Office: 028 7032 8222

## Ballymoney



**Under Offer**

**29/31 Main Street**

- Excellent Commercial Investment Opportunity
- Ground, First & Second Floor
- Ground: c. 1660 sq ft ( c. 154.22 sq m)
- First: c. 307 sq ft ( c. 28.52 sq m)
- Second: c. 400 sq ft ( c. 37.16 sq m)
- Freehold

Price: Offers Over £350,000  
Coleraine Office: 028 7032 8222

Ballymena



Excellent commercial development opportunity (subject to planning), located in the heart of Galgorm Business Park in Ballymena. The site is currently within the development limit and is zoned as existing industry in the Ballymena Area Plan 1986 - 2001. This is indeed an excellent opportunity not to be missed, as this will lend itself to a variety of uses. As agents we highly recommend early inspection of this site.

- Excellent Commercial/Development Opportunity
- Site
- c.1.84 acres (c.0.736 hectare)
- Freehold

Galgorm Industrial Estate, Fenaghy Road

Price: Offers Over £1.5 Million  
Ballymena Office: 028 2563 9444

Coleraine



Land at Willowbrook Park

- Site
- c. 0.064 Acres ( c. 0.026 Hectares)
- Freehold
- Within Development Limit

Price: Offers Over £150,000  
Coleraine Office: 028 7032 8222

Castlerock



Under Offer

6 Sea Road, Castlerock

- Ground Floor
- c. 1.238 sq ft Acres ( c. 115 sq m)
- Freehold
- Within Development Limit

Price: Offers Over £135,000  
Coleraine Office: 028 7032 8222

## Portrush



Occupying a prime location on the main Portstewart - Portrush Road these spacious premises offer a Ground Floor Lounge Bar / Reception Area, First Floor Restaurant / Bar, Kitchen Facilities and 12 Spacious En-suite Bedrooms.

Partly Constructed the premises offer the purchaser the option of fitting out to their own specification.

- Site
- Partly Constructed Licensed Premises
- Freehold

## 58 Ballyreagh Road, Portrush

Price: Offers Around £3,000,000  
Coleraine Office: 028 7032 8222

## Derry



Excellent opportunity to acquire a tenanted property which occupies a prime position on Waterloo Place in the heart of the city. The ground floor retail unit extends to approximately c.1,281 sq ft (c.119 sq m) with first floor office extending to c.1,281 sq ft (c.110 sq m) and second floor office extending to c.409 sq ft (c.38 sq m) to include kitchen and W.C facilities. Given its location and prominent position within the city this is an excellent opportunity for someone wishing to acquire commercial premises. Early viewing highly recommended.

- Retail & Office Accommodation
- Ground Floor Retail:  
c.1,281 sq ft c.119 sq m
- First Floor Office:  
c.1,184 sq ft c.110 sq m
- Second Floor Office:  
c.409 sq ft c.38 sq m

## 9 Waterloo Place, Derry

Rent: £15,000 per annum  
Coleraine Office: 028 7032 8222

Castlerock



19 Sea Road, Castlerock

We are delighted to offer onto the market this attractive commercial investment opportunity located on Sea Road, which leads into the heart of Castlerock Village. The property offers a fantastic retail unit which extends to c.795 sq ft (c.73.85 sq m) and includes suspended ceilings, tiled floors, wooden shop front and roller shutter doors as well as the benefit of a 2 bedroom residential apartment located on the first floor. Due to its location, this property offers an excellent opportunity for a variety of commercial uses and may also lend itself naturally to residential development (subject to necessary planning consent). Commercial opportunities in this area rarely come onto the market and as agents we would recommend early inspection of the property. Viewing highly recommended.

- Commercial Investment Opportunity
- Ground Floor Retail Unit & Apartment
- Ground Floor Retail:  
c.795 sq ft c.73.85sq m
- First Floor Residential:

Price: Offers In Region Of £350,000  
Coleraine Office: 028 7032 8222

Kilrea



59-61 Maghera Street, Kilrea

Opportunity to occupy a retail / office unit, fronting Maghera Street, in Kilrea. The unit extends to approximately c. 629 sq ft (c.58.45 sq m) on the ground floor, c.505 sq ft (c.46.91 sq m) on the first and c.379 sq ft (c.35.20 sq m) on the second floor plus W.C facilities. The subject property is finished to include shop front, single phase electricity and lighting. Given its location and prominent position with ample footfall and with the benefit of nearby car parking, this is an excellent opportunity with viewing highly recommended by appointment only.

- Retail / Office Accommodation
- Ground Floor: c.629 sq ft c.58.45 sq m
- First Floor: c.505 sq ft c.46.91 sq m
- Second Floor: c.379 sq ft c.35.20 sq m

Rent: £15,000 per annum  
Coleraine Office: 028 7032 8222

**Ballymena**



Prime commercial investment opportunity located on Greenville Street, which is part of the towns main trading thoroughfare. The ground floor extends to c.452 sq ft (c.41.99 sq m) and c.577 sq ft (c.53.60 sq m) to first floor with c. 359 sq ft (c.33.35 sq m) of converted attic space. The unit is currently leased to Baguette Express at a rent of £17,000 p.a. for year 1 and is due to increase to £18,000 p.a for years 2 and 3.. Given its location and prominent position within the town, this is indeed an excellent opportunity with viewing highly recommended.

- Prime Retail Investment
- Ground Floor: c.452 sq ft c.41.99 sq m  
Plus W.C.facilities
- First Floor c.577 sq ft c53.60 sq m
- Attic: c.359 sq ft c.33.35 sq m

**28 Greenville Street, Ballymena**

**Price: Offers In The Region Of £400,000  
Coleraine Office: 028 7032 8222**

**shops  
property  
offices  
warehouse  
industrial  
valuations**

# Businesses

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commercial

## Ballymena



**Sold**

### 34-36 Castle Street, Ballymena

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground & First Floor
- Ground Floor c. 1,547 sq ft ( c. 143.71 sq m)
- First Floor c. 263 sq ft ( c. 24.43 sq m)
- 5 Year Lease From April 2006

Price: Offers Around £30,000  
Ballymena Office: 028 2563 9444

## Ballykelly



### 'Apollo Pizza', 59 Main Street, Ballykelly

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground floor
- c. 524 sq ft ( c. 48.68 sq m)
- 10 Years from 1st June 2006 Option to break in year five

Price: Offers Around £80,000  
Coleraine Office: 028 7032 8222

## Eglinton



We are delighted to offer on to the market either 'For Sale' or 'To Let' this well appointed licenced inn / restaurant situated on the Station Road in Eglinton. The Station Bar is set in a peaceful rural location and benefits from a spacious lounge and restaurant area, along with public bar, function room and kitchen facilities and offers a 3 bedroom residential apartment above. The subject property is finished to an excellent standard and is available for immediate occupation. This is indeed an excellent opportunity to develop or expand a current operation and lends itself naturally to a husband and wife team. Viewing highly recommended strictly by appointment through agent.

- Excellent Licend Inn / Restaurant with residential accommodation
- Ground Floor
- Ground: c. 3.967 sq ft ( c. 368.54 sq m)
- Being offered 'For Sale' to 'To Let'
- 5,10 or 15 Year Lease

Let

### 'The Station Bar' 37 Station Road

Price: Offers Over £700,000 or  
Rent: £35,000 Per Annum  
Coleraine Office: 028 7032 8222

## Coleraine



### 'The Salon' West Bann Community Centre

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground Floor
- c. 237 sq ft (c. 22.02 sq m)
- 3 Year Lease From August 2007

Price: Offers Around £20,000  
Coleraine Office: 028 7032 8222

Rent: £4276.92 Per Annum

## Ballymoney



### 21 Main Street, Ballymoney

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground Floor
- c. 1,231 sq ft (c. 114.36 sq m)
- 9 Year Lease From 1st Feb 2005

Price: Offers Over £55,000  
Plus Stock

Rent: Offers Over £13,500 Per Annum

Coleraine Office:  
028 7032 8222



**'VIVO Millburn'**  
**38-40 Maple Drive, Coleraine**

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground Floor
- c. 1,461 sq ft (c. 135.73 sq m)
- 20 Year Lease From 1999

Price: Offers Around £40,000  
Coleraine Office: 028 7032 8222



**62 Daneshill Road, Ballysally**

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground Floor
- c. 1,174 sq ft (c. 109.06 sq m)
- Lease Expires Dec 2015

Price: Offers Around £120,000  
Rent: £6,708 Per Annum  
Coleraine Office: 028 7032 8222



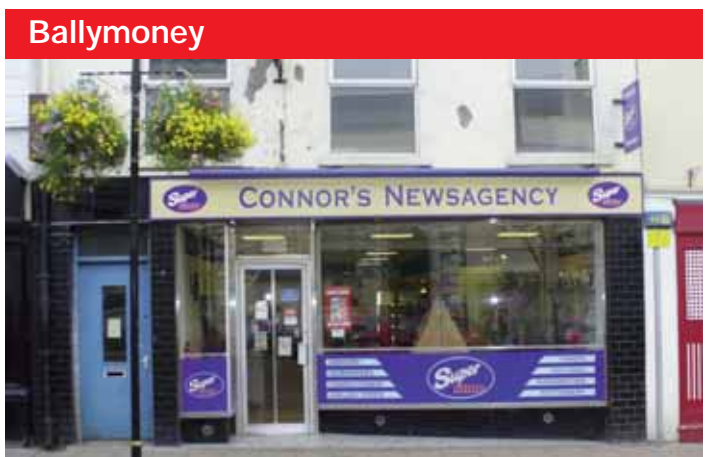
**Sold**

**'The Cafe'**  
**29 Maghera Street**

- Remainder Of Lease, Goodwill, Fixtures & Fittings
- Ground Floor
- c. 889 sq ft (c. 82.59 sq m)
- 10 Year Lease

Price: Offers Over £55,000  
Coleraine Office: 028 7032 8222

Rent: £7,800 Per Annum



**5 High Street, Ballymoney**

- Remainder of Lease, Goodwill, Fixtures & Fittings
- Ground & First Floor
- Ground Floor - c. 975 sq ft (c. 90.58 sq m)
- First Floor - c. 230 sq ft (c. 21.37 sq m)
- 14 Year lease from 16th May '05

Price: Offers Around £60,000 (plus stock)  
Rent: £8,400 Per Annum  
Coleraine Office: 028 7032 8222

# Retail Units

mcafee  
commercial

## Coleraine



Excellent unit with prime position in Coleraine town centre with close proximity to the Diamond Centre and main public car parks. Finished to a high specification, this unit is suitable to a number of retail uses.

- Prime Retail Unit
- Ground, First & Second Floor
- Ground: c. 765 sq ft (c. 71.07 sq m)
- First: c. 605 sq ft (c. 56.21 sq m)
- Second: c. 312 sq ft (c. 29 sq m)
- 3, 6 or 9 Year Lease Goodwill, Fixture & Fittings

Let

3 The Diamond, Coleraine

Price: Offers Over £750,000 or  
£40,000 Per Annum  
Coleraine Office 028 7032 8222

Coleraine



12 Blindgate Street, Coleraine

- Modern Office/Retail Accommodation
- Ground Floor
- c. 1,007 sq ft (c. 93.55 sq m)
- 3,6 or 9 Year Lease

Rent: £22,000 Per Annum  
Coleraine Office: 028 7032 8222

Ballymena



Let

Lyn-Burn House, Ballymena

- Excellent Retail Accommodation
- Ground & First Floor
- Ground: c. 2,920 sq ft (c. 271.27 sq m)
- First: c. 1,300 sq (c. 120.77 sq m)
- 5, 10 or 15 Year Lease

Price: £36,000  
Ballymena Office: 028 2563 9444

Coleraine



Let

13 Bushmills Road, Coleraine

- Office/Retail Unit
- Ground Floor
- Office/Retail - c. 295 sq ft (c. 27.40 sq m)
- Workshop - c. 477 sq ft (c. 44.31 sq m)
- 3, 6 or 9 Year Lease

Rent: £5,500 Per Annum  
Coleraine Office: 028 7032 8222

Ballymena



13 Queen Street

- Prominent Retail Unit
- Ground Floor
- c. 1259 sq ft (c. 116.98 sq m)
- 35 Year Lease from 1st May 1990

Rent: £12,000 Per Annum  
Ballymena Office: 028 2563 9444

## Coleraine



### 8 New Market Street, Coleraine

- Excellent Retail Unit
- Ground & First Floor
- Ground c. 1,600 sq ft (c. 151.24 sq m)
- First c. 1,600 sq ft (c. 148.64 sq m)
- 3,6 or 9 Year Lease

Rent: £18,000 Per Annum  
Coleraine Office: 028 7032 8222

## Garvagh



### 95 Main Street, Garvagh

- Excellent Retail Unit
- Ground & First Floor
- Ground c. 1,087 sq ft (c. 100.98 sq m)
- First c. 854 Sqft (c. 79.34 sq m)
- Being Offered For Sale or To Let
- Lease Terms 3,6 or 9 Year Lease

Rent : £12,000 Per Annum  
Coleraine Office: 028 7032 8222

## Ballymena



### Ross Court, Tullygarley Road, Ballymena

Prominent neighbourhood centre situated on the outskirts of Ballymena town centre. The development is situated within close proximity to the County Hall, The Rosses development, the recently commenced Rosedale development and Tullagh Dale, approximately 381 dwellings on the centre's doorstep. Suitable for a wide range of uses such as off license, bakery/butcher, hot food bar, video/dvd rental outlet and office accommodation to the first floor; The units are finished to a developers shell specification.

- Prominent Retail Units
- Ground & First Floors
- Ranging from c. 968 sq ft ( c. 89.93 sq m) to c. 1,184 sq ft ( c. 109.99 sq m)
- 20 Year Lease Preferred

Rent: On Request  
Ballymena Office: 028 2563 9444

Coleraine



Under Offer

44 Railway Road, Coleraine

- Prominent Retail Unit
- Ground Floor
- c. 1,043 sq ft (c. 96.90 sq m)
- 5,10 or 15 Year Lease

Rent: £16,000 Per Annum  
Coleraine Office: 028 7032 8222

Ballymena



Ballee, Ballymena

- Excellent Commercial Opportunity
- Full Planning permission for Change of Use
- Located within the local retail centre
- Ground Floor unit c. 2500 sq ft (c. 232 sq m)

Price: Offers Over £225,000  
Ballymena Office: 028 2563 9444

Ballymena



Under Offer

172 Larne Road, Ballymena

Excellent opportunity to occupy a well appointed car showroom situated on a generous c. 1.5 acre site with excellent road frontage to Ballymena's main arterial routes. Although a purpose built car showroom, given its location and layout with ample passing traffic, this property will lend itself to a variety of commercial uses. Viewing highly recommended strictly by appointment through agent.

- Modern Retail Showroom
- Ground Floor
- Showroom: c. 2,497 sq ft ( c. 231.97 sq m)
- Ground Floor Offices:  
c. 4,093 sq ft ( c. 380.25 sq m)
- Site: c. 1.5 Acres (c. 0.607 Hectares)
- 5, 10 or 15 Year Lease

Rent: £57,000 Per Annum  
Ballymena Office: 028 2563 9444

**Ballymoney**



Excellent opportunity to occupy a substantial retail unit, fronting Main Street, in Ballymoney. The subject property is finished to include shop front, roller shutter doors strip lighting and suspended ceiling. Given its location and prominent position with ample footfall and with the benefit of nearby car parking, this is an excellent opportunity with viewing highly recommended by appointment only.

- Substantial Retail Unit
- Ground Floor
- c. 3,045 sq ft (c. 282.89 sq m)
- First Floor - c. 230 sq ft (c. 21.37 sq m)
- Terms Negotiable

**Under Offer**

**1 Main Street, Ballymoney**

Rent: £22,000 Per Annum  
Coleraine Office: 028 7032 8222

**Ballymoney**



**Under Offer**

**1 Main Street, Ballymoney**

- Prominent Retail / Office Unit
- Retail: c. 955 sq ft c.88.72 sq m
- Kitchen: c.160 sq ft c.14.86 sq m

Rent: £22,000 Per Annum  
Coleraine Office: 028 7032 8222

**mcafee Commercial**  
**Ballymena Now Open**

**development  
industrial  
investment  
management  
offices  
shops  
valuations  
warehouse**

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Ballymena 028 2563 9444  
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Antrim



An excellent opportunity to occupy a former Restaurant prominent location off Market Square in Antrim for either retail or restaurant use. The subject property is finished to a high specification and currently lends itself to circa 50 seater restaurant. Including Bar, children's play area, WC facilities and a fully fitted kitchen if required. Nearby occupiers include Iceland, Peacocks, JJB Sports, First Trust and Ulster Bank Ltd. Given its location and views over looking the six mile river, we highly recommend early viewing.

- Prominent Ground Floor Restaurant/Retail Unit
- Ground Floor
- Ground Floor c.1589 sq ft (c.148 sq m)
- 3,6 or 9 year lease

1 Glover House, Market Street, Antrim

Rent: £15,000 Per Annum  
Ballymena Office: 028 2563 9444

Do you have any of the following in your area ?

retail  
offices  
industrial  
businesses  
land

Are you renting premises and need advice on...

your lease  
rent reviews  
lease renewals  
repairing obligations  
service charge

Coleraine 028 7032 8222  
Ballymena 028 2563 9444

[mcafeecommercial.com](http://mcafeecommercial.com)

Coleraine



Ivan Wilson Complex,  
277 Dunhill Road

- Excellent Retail / Trade Counter
- Showroom & Reception: c.1,012 sq ft c.94 sq m
- Workshop: c.2,153 sq ft c.198.07 sq m
- Store: c.341 sq ft c.31.68 sq m
- Kitchen: c.122 sq ft c.11.33 sq m

Rent: £15,000 Per Annum  
Coleraine Office: 028 7032 8222

# Office Accommodation

mcafee

Ballymena



Let

## 8-10 John Street, Ballymena

- Excellent Retail/Office Accommodation
- Ground & First Floor
- Ground Floor - c. 414 sq ft
- First Floor - c. 363 sq ft
- 3,6 or 9 Year Lease

Rent: £14,000 Per Annum  
Ballymena Office: 028 2563 9444

Ballymena



Sold

## 125 Broughshane Street, Ballymena

- Excellent Office Accommodation
- Ground & First Floor
- Ground Floor - c. 866 sq ft
- First Floor - c. 637 sq ft
- 3,6 or 9 Year Lease

Rent: £15,000 Per Annum  
Ballymena Office: 028 2563 9444

Ballymena



Thomas Street, Ballymena

Excellent opportunity to acquire / occupy central first floor office / retail accommodation in the heart of Ballymena. This spacious unit can be tailored to meet the requirements of potential occupiers, currently in shell condition. Nearby occupiers include Shek Hair Group, Tk Maxx, JJB Sports, Mk One and Fairhill Centre. Viewing comes highly recommended strictly by appointment with agent.

- First Floor Office Accommodation
- First Floor
- c.13,682 sq ft ( c. 1271.08 sq m)
- 5,10, or 15 Year Lease

Rent: On Request  
Ballymena Office: 028 2563 9444

Coleraine



Let

34B & C New Row

- Office Accommodation & Beauty Salon
- First & Second Floor
- 34B - c. 885 sq ft ( c. 82.21 sq m)
- 34C - c. 891 sq ft ( c. 82.77 sq m)
- 3, 6 or 9 Year Lease

Price: £7,500 Per Annum Per Unit  
Coleraine Office: 028 7032 8222

Londonderry



28a Bishop Street

- Modern Office Accommodation
- First Floor
- c. 1,130 sq ft ( c. 105 sq m)
- 3, 6 or 9 Year Lease

Price: £11,000 Per Annum  
Coleraine Office: 028 7032 8222

**Ballymoney**



**Let**

**Units 3 & 4  
29-31 Church Street, Ballymoney**

- Excellent retail/office accommodation
- Ground Floor
- c. 757 sq ft ( c. 70.32 sq m)
- 3,6 or 9 Year Lease

Rent: £10,500 Per Annum  
Coleraine Office: 028 7032 8222

**Coleraine**



**12 Blindgate Street, Coleraine**

- Modern Office/Retail Accommodation
- Ground Floor
- c. 1,007 sq ft (c. 93.55 Sq m)
- 3,6 or 9 Year Lease

Rent: £22,000 Per Annum  
Coleraine Office: 028 7032 8222

**Limavady**



**Unit 2 Dowland Business Park,  
Dowland Road, Limavady**

- Office & Storage Facilities
- Ground Floor
- Rooms Ranging From c. 325 Sqft to c. 597 sq m
- 3, 6 or 9 Year Lease

Rent: £7,000 Per Annum  
Coleraine Office: 028 7032 8222

**Ballymoney**



**Let**

**Castlecroft Centre, Ballymoney**

- Office/Retail Units
- Ground Floor
- Units ranging from c. 425 sq ft ( c. 39.48 sq m) to c. 512 sq ft ( c. 47.57 sq m)
- 3,6 or 9 Year Lease

Rent: On Request  
Coleraine Office: 028 7032 8222

Cloughmills



**Frocess Medical Centre,  
Main Street, Cloughmills**

- Office Accommodation
- First Floor
- Units ranging from c. 1,335 sq ft (c. 125.88 sq m) to c. 1,571 sq ft (c. 145.94 sq m)
- 3,6 or 9 Year Lease

Rent: £5,000 Per Annum  
Ballymena Office: 028 2563 9444

Limavady



**57-61 Main Street, Limavady**

- Extensive Office/Retail Space
- First Floor
- c. 6,066 sq ft (c. 563.53 sq m)
- 5 Year Lease From 30th April '05

Rent: £26,000 Per Annum  
Coleraine Office: 028 7032 8222

shops  
property  
offices  
warehouse  
industrial  
valuations

# Warehouse/ Storage Accommodation/ Trade Center



Coleraine



## Units B3 & B4 Ballycastle Road Trade Park

- New Trade Center/Warehouse Units
- Ground Floor
- c. 2,060 sq ft (191.38 sq m)
- 10 Year Lease Preferred

Rent: £15,000 Per Annum Per Unit  
Coleraine Office: 028 7032 8222

Ballymoney



## Doltone Business Park, Ballymena Road, Ballymoney

- Prominent Retail Units
- Ground Floor
- Units ranging from 1,370 sq ft (c. 127.27 sq m) to 12,865 sq ft (c. 1195.18 sq m)
- Negotiable Terms

Rent: On Request  
Coleraine Office: 028 7032 8222

Bushmills



We are delighted to offer an excellent opportunity to occupy a self contained premises close to the village of Bushmills on the North Coast. The property comprises a substantial former poultry processing plant offering a mixture of warehousing and cold store accommodation along with substantial yard space, office accommodation and benefits from generous on site car parking. The subject site extends to approximately c.8.86 acres (c.3.58 Hectares) and can be subdivided according to individual requirements.

- Warehousing & Cold Store Accommodation With Yard & Office Accommodation
- Ground & First Floor
- Units Range From c. 442 sq ft to (c. 24,266 sq ft)
- 3, 6 or 9 Year Lease

14-16 Senerial Road, Bushmills

Rent: On Request  
Coleraine Office: 028 7032 8222

Campsie



Excellent opportunity to acquire a substantial commercial property occupying a prime position within Campsie Industrial Estate. The property benefits from being in close proximity to the main Belfast to Londonderry corridor. The property also benefits from single and three phase electricity, car parking and three loading / unloading bays to the front. This is an excellent opportunity as it lends itself to a variety of uses. As agents we highly recommend early viewing.

- Substantial Commercial Warehouse
- Ground Floor
- c. 70,097 sq ft ( c. 6.512.17 sq m)
- Being offered 'For Sale' or 'To Let'
- 5, 10 or 15 Year Lease

Unit 3, Campsie Industrial Estate

Price: Offers Over £500,000  
Rent: £70,000 Per Annum  
Coleraine Office: 028 7032 8222

**Portglenone**



**Units 2 & 3 Garvaghy Road, Garvaghy**

- Purpose Built Warehouse/Storage Units
- Ground Floor
- c. 1,513 sq ft (c. 140.56 sq m)
- 3, 6 or 9 Year Lease

Rent: £6,000 Per Annum  
Coleraine Office: 028 7032 8222

**Coleraine**



**100 Bushmills Road, Coleraine**

- Warehouse & Tradecounter Unit
- Ground Floor
- c. 1,100 sq ft (c. 102.19 sq m)
- 5, 10, 15 Year Lease

Rent: £7,500 Per Annum  
Coleraine Office: 028 7032 8222

**Coleraine**



**Units 2, 3 & 4  
Gateside Business Park**

- Modern Trade Counter/Business Units
- Ground Floor
- All Units c. 1,128 sq ft (c. 104.79 sq m)
- 3, 6 or 9 Year Lease

Rent: £7,500 Per Annum Per Unit  
Coleraine Office: 028 7032 8222

**Ballymena**



**Unit 8 Woodside Industrial Estate, Ballymena**

- Excellent Trade Counter/Warehouse Accommodation
- Ground Floor & First Floor
- Ground: c. 4,717 sq ft (c. 437.94 sq m)
- First: c. 671 sq ft (c. 62.33 sq m)
- 5, 10 or 15 Year Lease

Rent: £30,000 Per Annum  
Ballymena Office: 028 2563 9444

Limavady



**Unit 3, Windyhill Retail Park,  
Limavady**

- Modern showroom/trade counter
- Ground Floor
- c.1,762 sq ft (c. 163.69 sq m)
- 3,6 or 9 Year Lease

Rent: £9,000 Per Annum  
Coleraine Office: 028 7032 8222

Coleraine



**Hillmans Fancy, Ballycastle Road,  
Coleraine**

- New Trade Counter/Warehouse Units
- Ground Floor
- Ranging from c. 1,140 sq ft (c. 105.71 sq m) to c. 2,040 sq ft (c. 189.53 sq m)
- 3,6 or 9 Year Lease

Rent: On Request  
Coleraine Office: 028 7032 8222

Ballymoney



**Acorn Business Centre,  
2 Riada Avenue, Ballymoney**

- Light Industrial/Food/Office Units
- Ground Floor
- Ranging From c. .500 sq ft (c. 46.45 sq m) to c. 1,000 sq ft (c. 92.9 sq m)
- Month to Month basis

Rent: On Request  
Coleraine Office: 028 7032 8222

Coleraine



**48 Cloyfin Road, Coleraine**

- Trade Counter/Warehouse Units
- Ground Floor
- Ranging From c. 2,400 sq ft (c. 222.97 sq m) to c. 3,200 sq ft (c. 297.29 sq m)
- 3,6 or 9 Year Lease

Rent: On Request  
Coleraine Office: 028 7032 8222

**Coleraine**



**Ballycastle Road Industrial Estate**

- Trade Counter/Showroom with First Floor Office Suite
- Ground & First Floor
- Ground: c. 2,606 sq ft (c. 242.10 sq m)
- First Floor Office: c. 2,021 sq ft (c. 187.76 sq m)
- 15 Year Lease Preferred

Rent: Showroom £15,000 Per Annum  
Office Suite £10,000 Per Annum  
Coleraine Office: 028 7032 8222

**Coleraine**



**Let**

**5 & 6 Gateside Business Park,  
Gateside Road, Coleraine**

- New Trade Counter/Business Units
- Ground & First Floor
- Ranging from c. 1,007 sq ft - c. 1.113 sq ft
- 3, 6 or 9 Year Lease

Rent & Price: On Request  
Coleraine Office: 028 7032 8222

**Coleraine**



**Railway Road, Coleraine**

- Central Storage Unit
- Ground Floor
- c. 1715 sq ft (c. 159.32 sq m)
- 3, 6 or 9 Year Lease

Rent: £6,000 Per Annum  
Coleraine Office: 028 7032 8222

**Limavady**



**22 Windyhill Road, Limavady**

- Retail Warehouse
- Ground Floor & Mezzanine
- c. 20,792 sqft (c. 1931.58 sq m)
- Freehold

Price: Offers Around £750,000  
Coleraine Office: 028 7032 8222

# mcafee



## Opening New Doors Into The Commercial Market

Commercial 24 New Row Coleraine  
T : 028 7032 8222 F : 028 7032 8333

[www.mcafeepropertiesandmortgages.com/commercial](http://www.mcafeepropertiesandmortgages.com/commercial)

Portrush

**6A Dunluce Lane, Portrush**

- Workshop/Storage Unit
- Ground Floor
- c. 806 sq ft (c. 74.88 sq m)
- 3, 6 or 9 Year Lease

Rent: £4,500 Per Annum  
Coleraine Office: 028 7032 8222

Coleraine

**20 Long Commons, Coleraine**

- Rear Storage/Workshop Unit
- Ground Floor
- c. 764 sq ft (c. 70.98 sq m)
- Negotiable

Rent: On Request  
Coleraine Office: 028 7032 8222

Ballymoney

**Rear of 11 Main Street, Ballymoney**

- Storage/Workshop Unit
- Ground & First Floor
- Ground: c. 1,075 sq ft (c. 99.86 sq m)
- First: c. 533 sq ft (c. 49.52 sq m)
- Negotiable

Rent: £4,000 Per Annum  
Coleraine Office: 028 7032 8222

Coleraine

**51 Long Commons, Coleraine**

- Central Warehouse/Storage Accommodation
- Ground Floor
- c.1,392 sq ft (c. 129.32 sq m)
- Negotiable

Rent: £4,500  
Coleraine Office: 028 7032 8222

Bushmills

**8 Carnbore Road, Bushmills**

- Storage/Workshop Unit
- Ground Floor
- c. 2,644 sq ft (c. 245.63 sq m)
- Negotiable

Rent: £5,000 Per Annum  
Coleraine Office: 028 7032 8222

Coleraine

**86 Newmills Road, Coleraine**

- Central Storage Units
- Ground Floor
- Units ranging from c. 2518 sq ft (c. 233.93 sq m) to c. 4094 sq ft (c. 380.34 sq m)
- Negotiable

Rent: On Request  
Coleraine Office: 028 7032 8222

Coleraine

**55A Green Road, Coleraine**

- Central Storage Unit
- Ground Floor
- c. 2,092 sq ft (c. 194.35 sq m)
- Negotiable Term & Reviews Dependent On Lease

Rent: £8,000 Per Annum  
Coleraine Office: 028 7032 8222

Ballymoney

**12A High Street, Ballymoney**

- Excellent Warehouse/Storage Accommodation
- Ground Floor
- c. 2,770 sq ft (c. 257.33 sq m)
- 3, 6 or 9 Year Lease

**Let**

Rent: On Request  
Coleraine Office: 028 7032 8222

Coleraine

**Rear of 2 Brooks, Coleraine**

- Town Centre Storage Unit
- Ground & First Floor (Messine)
- Ground Floor c. 2,850 sq ft (c. 264.7 sq m)
- First Floor c. 1,630 sq ft (c. 151.4 sq m)
- Negotiable Terms

Rent: £8,000 Per Annum  
Coleraine Office: 028 7032 8222

A photograph of a red car, likely a commercial vehicle, parked in front of a modern building with a glass facade. The car is the central focus, with its front wheel and side profile visible. The building's grid-like structure is visible in the background, creating a sense of depth and urban setting.

**mcafee**

**‘A driving force in the  
Commercial Market’**

## Agency

Sales, lettings and acquisitions of all types - retail, offices, industrial, licensed premises and development land.

## Auctions

Our agency department can call upon McAfee Auctions which has established a considerable expertise in auctions of all property types, plant, machinery, fine art, antiques and general furnishings.

## Investment

Advice and analysis of investment properties for both acquisition and disposal purposes.

## Professional Services

Negotiation for landlord or tenant in both rent reviews and lease renewals. This service encompasses advice on rental levels, lease terms, preparation of evidence for referral to arbitration, appearances as expert witness in private actions, the Lands Tribunal and the High Court.

## Property Management

Organisation of rent collection, service charges, management of insurance, repairs and compliance of tenants' covenants. Formation of management company for apartment town house developments.

## Valuations

Independent valuations can be carried out for a variety of purposes such as company accounts, investment, loan security, probate, taxation and compulsory purchase.

## The Team

### Coleraine Office

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Colin McAleese



Maria McAfee



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David Barton

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Clair McMenemy



Scott Nelson

# mcAfee

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Partners: Gerard McAfee and Mark Pollock

