



RHM
Commercial

SITE

FOR SALE

Petrol Filling Station/Workshop Site

The Golden Plough, 88 Drones Road, Armoy

Site Area: 0.26 acre (0.105 hectare)

- Prominent site on Drones Road between Ballymoney and Armoy
- Located 8 miles from Ballymoney and 10 miles from Ballycastle
- Suitable for commercial or residential development

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com



LOCATION

Located on Drones Road close to its junction with Fivey Road, 2 miles outside Armoyn village, 8 miles from Ballymoney and 10 miles from Ballycastle.

The Drones Road forms part of the A44 main road to Ballycastle and provides easy access to the motorway network towards Ballymena/Belfast via the A26 Dual Carriageway and M2 motorway.

DESCRIPTION

Petrol filling station site with workshop, shop and store. The site has three underground tanks as follows:

- 9,000 litre petrol tank
- 9,000 litre diesel tank
- 2,000 litre red diesel tank

SITE AREA

0.26 acre (0.105 hectare)

ACCOMMODATION

Workshop

Ground Floor 100.2 sq m (1,079 sq ft)

Mezzanine 45.8 sq m (493 sq ft)

Shop

54.0 sq m (581 sq ft)

Store

62.6 sq m (674 sq ft)

Total Internal Area

262.6 sq m (2,827 sq ft)

THE GOLDEN PLOUGH, 88 DRONES ROAD, ARMOY, BALLYMONEY BT53 8XA



NAV

£3,250

Rates Payable 2018/19
£1,881

(If eligible for Small Business Rate Relief the rates payable this year would be £1,411 - see www.rhmcommercial.com/stats-facts for more information)

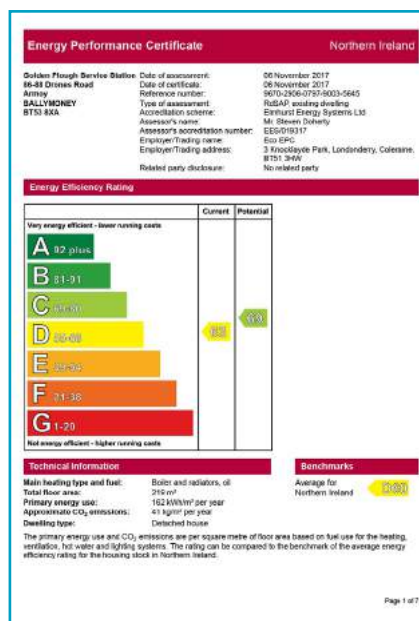
TENURE

The property is held freehold.

VAT

The premises are not registered for Value Added Tax.

EPC



PRICE

Offers are invited in the region of £150,000.

VIEWING

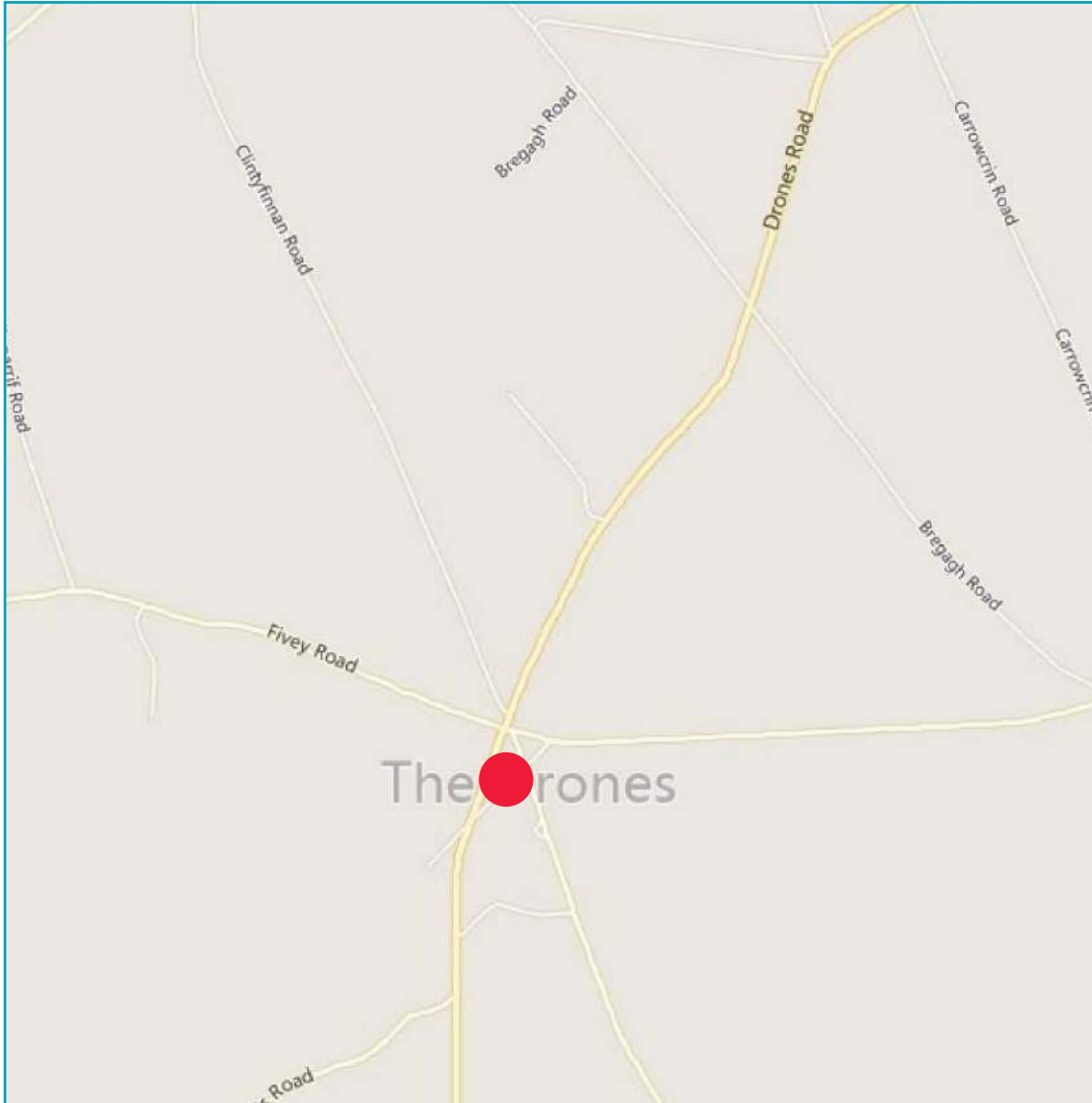
By prior appointment with RHM Commercial.

CONTACT

Paul Ritchie
T 028 9031 6742
E paul@rhmcommercial.com

Petrol Filling Station/Workshop Site

The Golden Plough, 88 Drones Road, Armoy



RHM
Commercial

RHM COMMERCIAL LLP

RHM Commercial is an independent firm of property consultants providing specialist services to both owners and occupiers of property. Our rapidly expanding client base includes over 25% of the top 100 companies in Northern Ireland.

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com