

44 Main Street, Ballyclare, BT39 9AA

For Sale/To Let

Town Centre Retail Accommodation from totalling 867 sq ft over ground and first floors

NO VAT



Lambert  
Smith  
Hampton

## Location

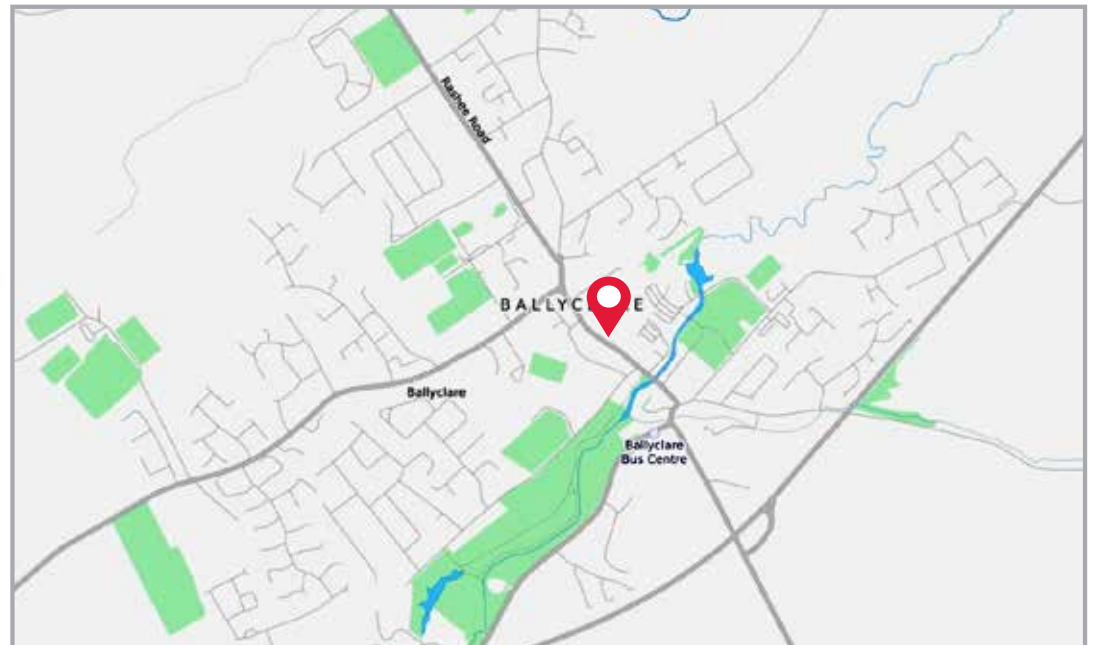
Ballyclare town centre is the fifth largest centre in terms of retail floor space within the Belfast Metropolitan Area following Belfast, Lisburn, Bangor and Carrickfergus. It offers a number of restaurants, pubs, cafes, retail use and leisure use principally along Main Street and Market Square. Ballyclare has an approximate population of 30,000 persons to include the surrounding hinterland. The town is located approximately 13.1 miles north of Belfast, 11.3 miles from Antrim, 14.8 miles from Ballymena and 4 miles from the M2 Motorway intersection at Templepatrick.

## Description

**44 Main Street** - Ground floor retail unit with first floor storage area. Finished to include plastered and painted walls, 3 phase power supply, wc facilities, fluorescent strip lighting, aluminium fenestration and laminate wood/carpeted flooring.

## Schedule of Accommodation

	Size Sq Ft	Size Sq M
<b>44 Main Street</b>		
Retail Unit	545	50.6
First Floor Store	322	29.9
<b>Total</b>	<b>867</b>	<b>80.5</b>



**For Indicative Purposes Only**





44 Main Street



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## Lease Details

- Term -** By negotiation.
- Rent -** 44 Main Street - £6,500 per annum exclusive.
- Building Insurance -** The tenant to reimburse the Landlord with the cost of insuring the premises.

## Price

Please contact the agent.

## Energy Performance Certificate

Address	EPC
44 Main Street	G8

## Title

Assumed Freehold.

## Rates

We are advised by the Land and Property Service that the current Net Annual Value's for the subject properties are as follows:

Address	NAV	Rates Payable
44 Main Street	£6,600	£3,833.94

The commercial rate in the pound for 2020/2021 is £0.5194

Note - LPS Small Business Rate Relief for premises with a Net Annual Value of more than £5,000 but less than £15,000 is 20%.

## Value Added Tax

We are advised that the subject property is not VAT registered, therefore VAT will not be chargeable in addition to the prices quoted.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Ian Harbinson  
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