

65 Main Street, Ballyclare, BT39 9AA

For Sale

Town Centre Redevelopment or Refurbishment Opportunity totalling approximately 0.075 acres

The existing accommodation provides ground floor space of approximately 398 sq ft

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 uses 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

The property comprises of a two storey premises to include a ground floor retail unit with first floor area. The entire building requires complete refurbishment throughout. The property is situated within the heart of Ballyclare Main Street.

Schedule of Accommodation

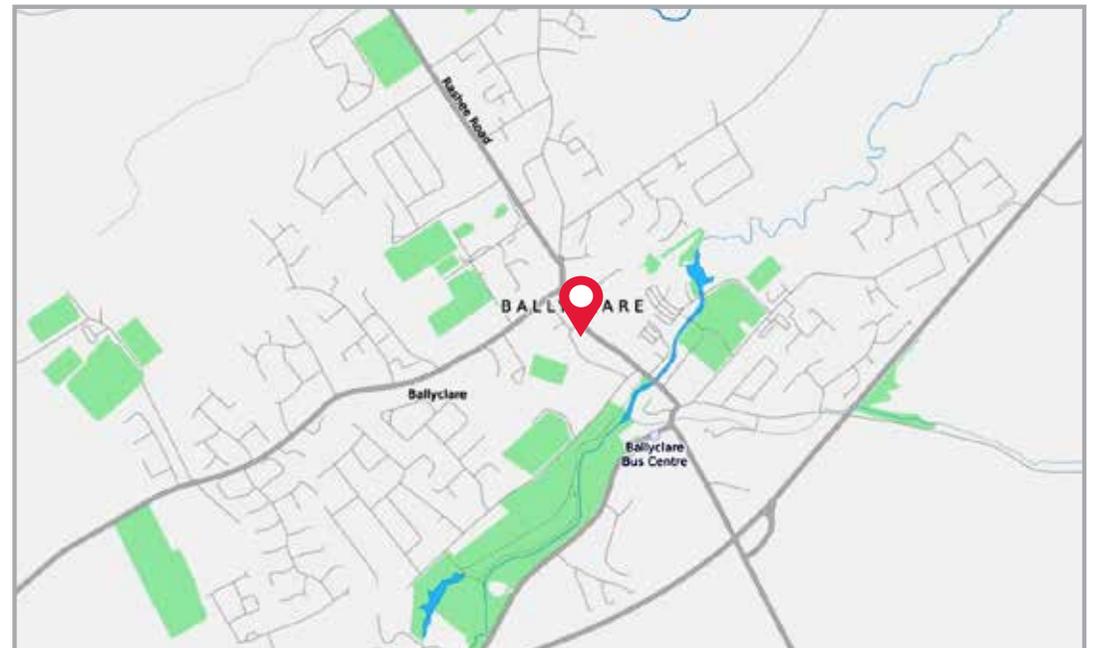
	Sq Ft	Sq M
Shop	398	37

Site Area

The subject extends to 0.075 acres (0.03 hectares).

Price

We are seeking offers in the region of £65,000 exclusive.



For Indicative Purposes Only





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Stamp Duty

This will be the responsibility of the purchaser.

Title

Assumed Freehold/Long Leasehold.

Energy Performance Certificate

The property benefits from an EPC rating of D92 and the Energy Performance Certificate is available upon request.

Rates

We have been advised by Land and Property Services that the property is not on the rating valuation list.

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**

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