

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

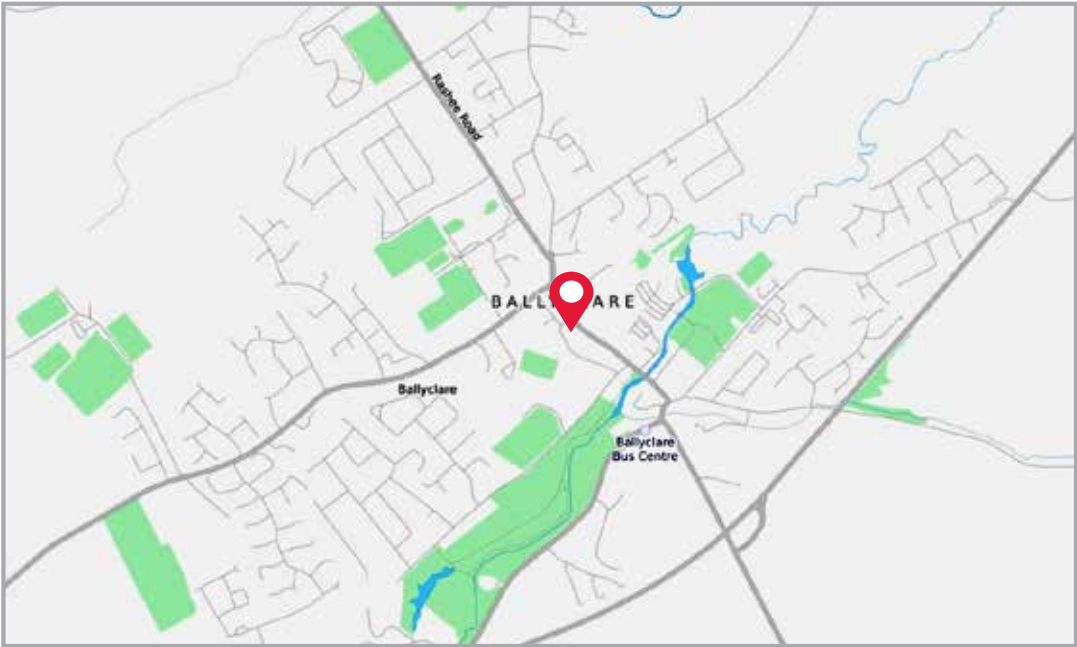
	Sq Ft	Sq M
Shop	398	37

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





For Indicative Purposes Only

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**

Ian Harbinson
028 9026 9257
iharbinson@lsh.ie

Tom Donnan
028 9026 9238
tdonnan@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2018

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.