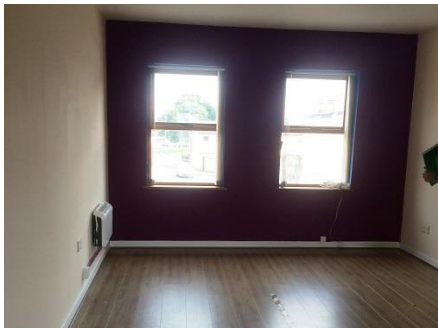


OFFICE SUITE – TO LET

1st Floor, Summerhill House, Broughshane Street, Ballymena

Key Benefits

- Own-door suite
- Prominent location
- Comprising c. 742 Sq ft



Contacts

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@CBRE_NI

Location

Ballymena is a leading provincial town situated approximately 28 miles north of Belfast. The property is located on the busy Broughshane Street in the town centre which benefits from significant pedestrian traffic and its close proximity to Fairhill Shopping Centre. Neighbouring occupiers include Cameron's department store, Abbey Insurance and Open and Direct Insurance.

Description

The own-door office suite is on the first floor and is currently sub-divided into private offices, kitchen and WCs. The accommodation is fully fitted to include; carpet and laminate flooring, plastered and painted walls, double glazing, fluorescent strip lighting and electric heating.



DISCLAIMER

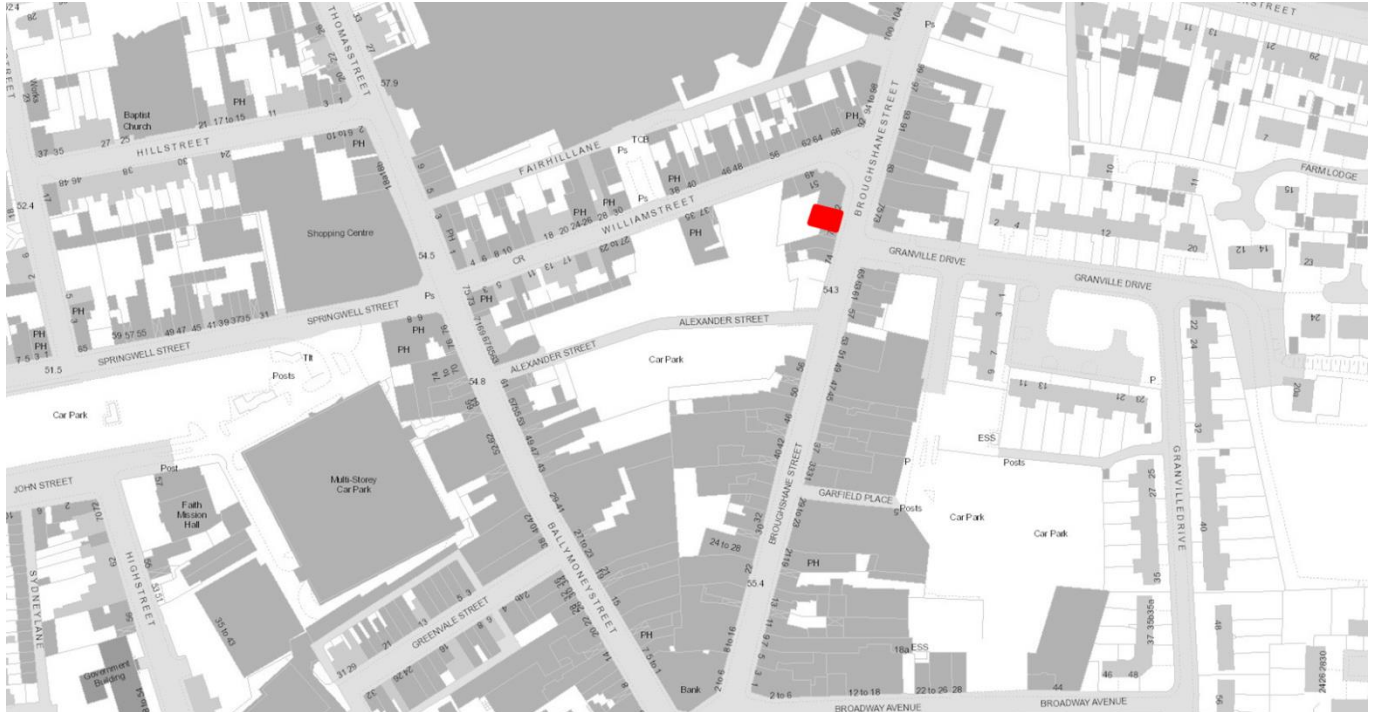
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April 2016

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Accommodation

Office 1	248	Sq ft	23	Sq m
Office 2	129	Sq ft	12	Sq m
Office 3	183	Sq ft	17	Sq m
Office 4	85	Sq ft	8	Sq m
Store/Kitchen	97	Sq ft	9	Sq m
Total	742	Sq ft	69	Sq m

Lease Terms

■ Rent	£6,000 per annum, exclusive
■ Term	Negotiable, subject to periodic review
■ Repairs/Insurance	Full repairing and insuring basis
■ Service Charge	A service charge will be levied to cover the external repairs, management etc.

Rateable Value

We are advised by Land & Property Services that the property has a Net Annual Value of £5,750. The rate in the £ for 2017/2018 is £0.615350. Therefore the rates payable are £3,538.

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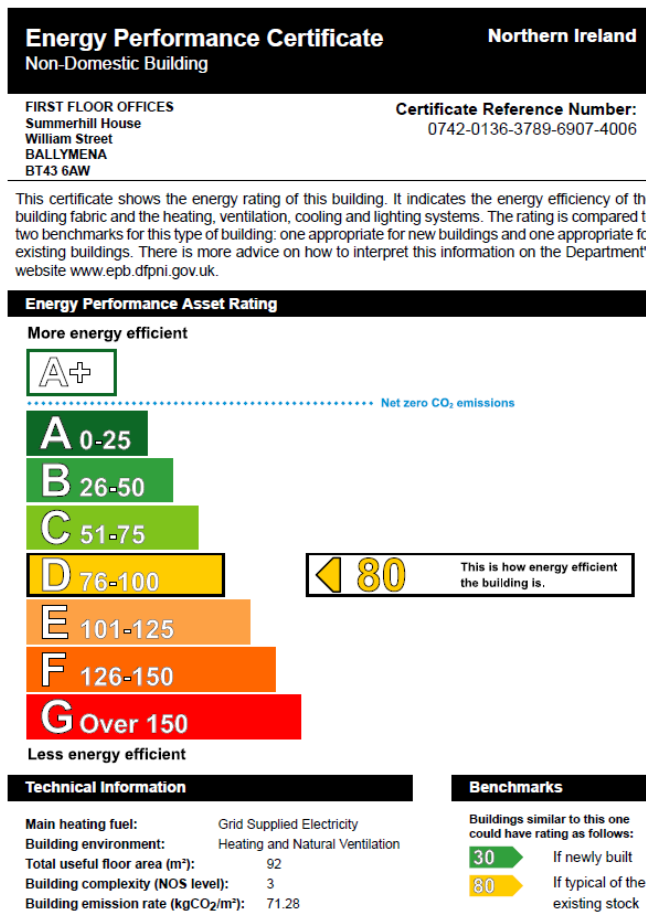
VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

The building has been rated as D-80 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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