

RETAIL UNIT – TO LET

7-9 Wellington Street, Ballymena, BT43 6AB

Key Benefits

- Ground Floor retail unit
- Excellent central location
- Comprising c. 1,539 Sq ft
- High level of passing traffic and footfall



Contacts

Lisa McAteer

t: 028 9043 6753

e: lisa.mcateer@cbre.com

James Turkington

t: 028 9043 6925

e: james.turkington@cbre.com

CBRE

The Linenhall
Linenhall Street
Belfast
BT2 8BG

t: 028 9043 8555

www.cbre.co.uk/ni



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Location

Ballymena is located approximately 28 miles north of Belfast and benefits from excellent transport links to Belfast (M2). Established as the dominant town in the locality, the area benefits from a high level of footfall located adjacent to Tower Shopping Centre which is anchored by Boots, Primark and Dunnes. Nearby occupiers include Ulster Bank, Going Places, Halifax and Thomas Cook. The Town Centre property is well located and in close proximity to several large car parks.

Description

The property comprises of a ground floor retail unit. The previous tenants fit out remains in-situ, finishes include suspended ceiling with recessed florescent lighting, painted walls, part laminate and part tiled floors, glazed shop front and electric roller-shutters.



DISCLAIMER

CBRE on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated all priced and rents are quoted exclusive of VAT.

February 2017

CBRE Ref: 2813

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Accommodation

Ground Floor Retail Unit	1,485	Sq ft	138	Sq m
Store	54	Sq ft	5	Sq m
TOTAL	1,539	Sq ft	143	Sq m

Lease Terms

- Rent £17,500 per annum
- Term 5 years
- Repairs/Insurance Full repairing and insuring basis

Rateable Value

We are advised by Land & Property Services that the property has a Net Annual Value of £21,600. The rate in the £ for 2017/2018 is £0.615350. Therefore the rates payable are estimated to be £13,292.

VAT

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



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EPC

The building has been rated as D-100 under EPC regulations.

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

Energy Performance Certificate Northern Ireland Non-Domestic Building

7a-9a Wellington Street
BALLYMENA
BT43 6AB

Certificate Reference Number:
0799-7651-9930-9900-4703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

100

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	195
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	70.11
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have rating as follows:

45

If newly built

118

If typical of the existing stock

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