

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



@CBRE_NI

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

RETAIL UNIT – TO LET

7-9 Wellington Street, Ballymena, BT43 6AB



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



@CBRE_NI

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.

CBRE

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

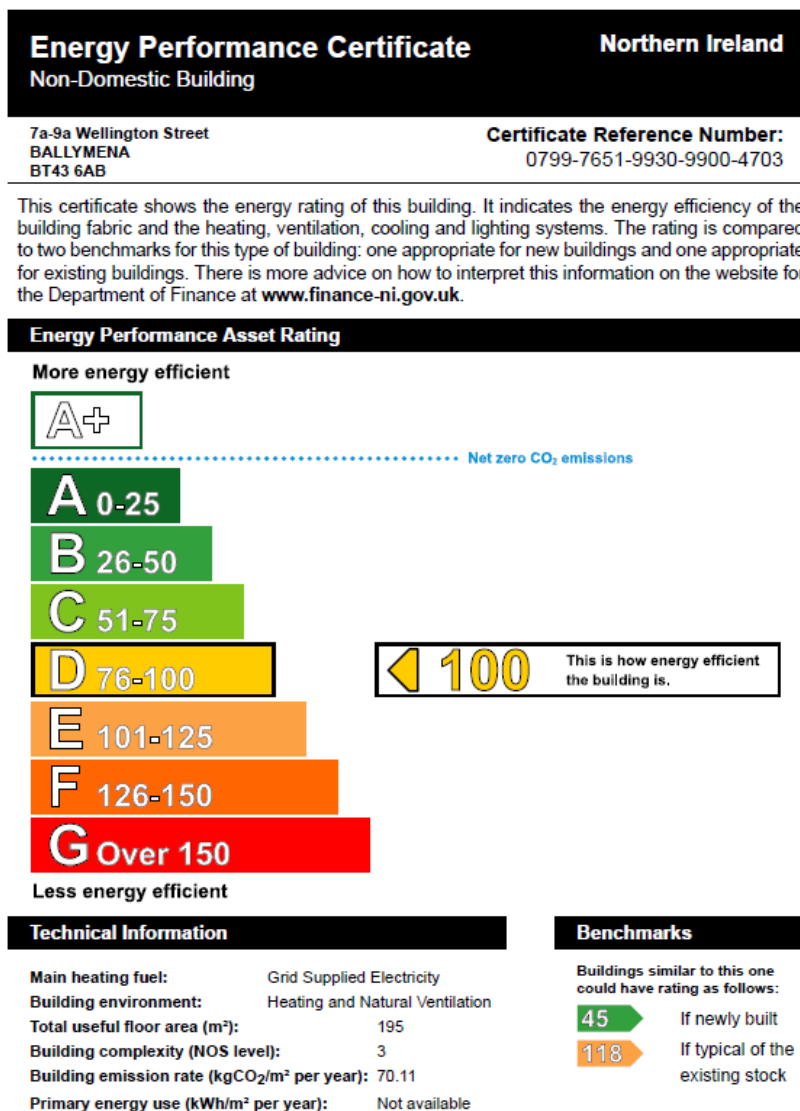
RETAIL UNIT – TO LET

7-9 Wellington Street, Ballymena, BT43 6AB

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.



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



@CBRE_NI

CBRE

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