

FOR SALE – REDEVELOPMENT / REFURBISHMENT OPPORTUNITY

22-24 BRIDGE STREET, BALLYMENA, BT43 5EW

CBRE NI
PART OF THE AFFILIATE NETWORK



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Location

Ballymena is located approximately 28 miles north of Belfast with a district population of approximately 60,000 people and a catchment population of close to 100,000 people. The town benefits from excellent transport links to Belfast via the M2. The subject property occupies a prominent position on Bridge Street and is in close proximity to Braidwater Retail Park and Castle Street car park.

Description

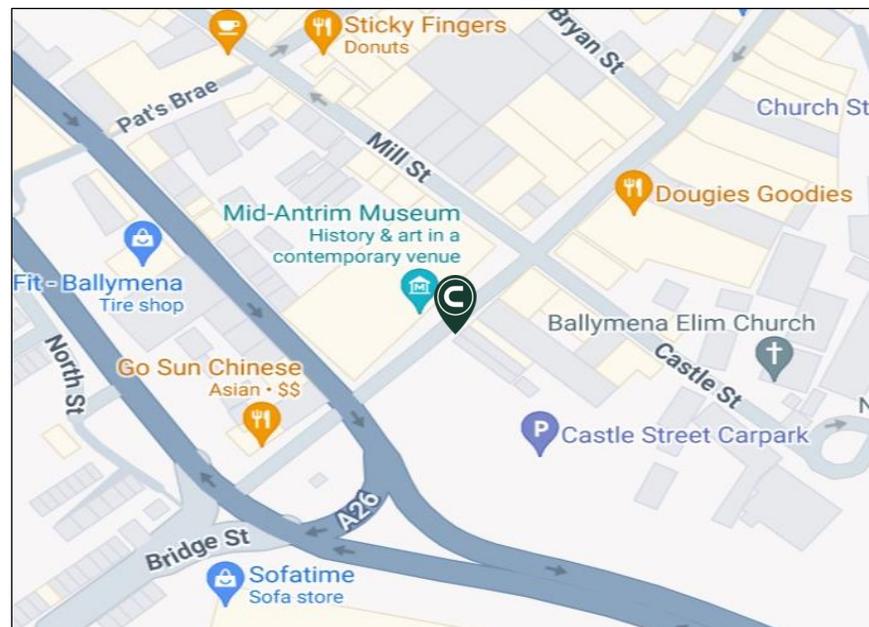
The subject property comprises a three-storey commercial building providing retail accommodation on the ground with the upper floor storage space.

Accommodation

Ground Floor	2,114 sq ft
First Floor	1,703 sq ft
Second Floor	Not Accessible
TOTAL	3,817 sq ft

Sales Details

We are instructed to seek offers around £150,000 exclusive.



Title

Assumed long leasehold / freehold title.

Rateable Value

We have been advised by the Land and Property Services that the estimated rateable value is £8,900. The rate in the £ for 2023 / 2024 is £0.620696 therefore the estimated rates payable are £5,524.19.

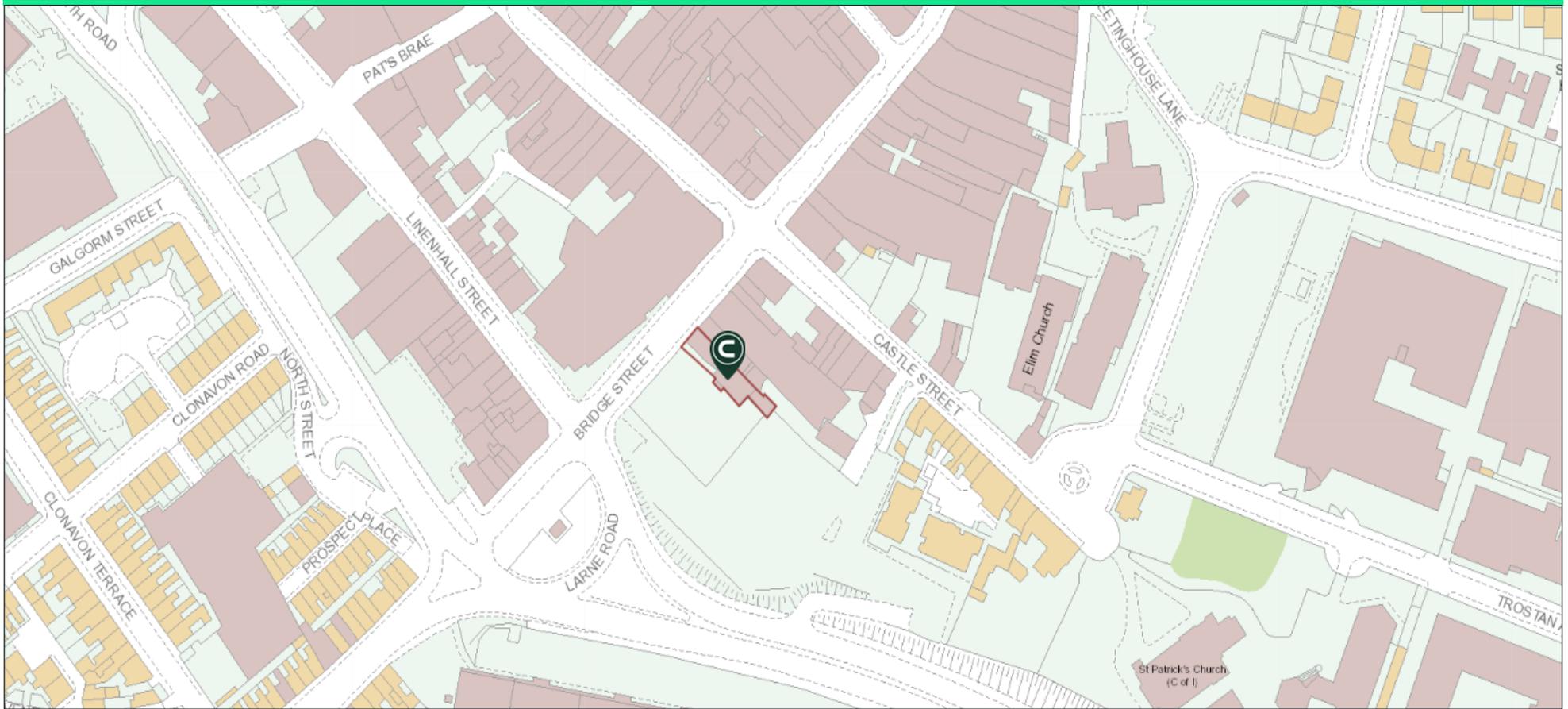
VAT

All prices quoted are exclusive of VAT.

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EPC

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