

FOR SALE/ TO LET

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100



RETAIL PREMISES

**19 BALLYMONEY STREET
BALLYMENA
BT43 6AL**

c. 304 M² (3,275 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

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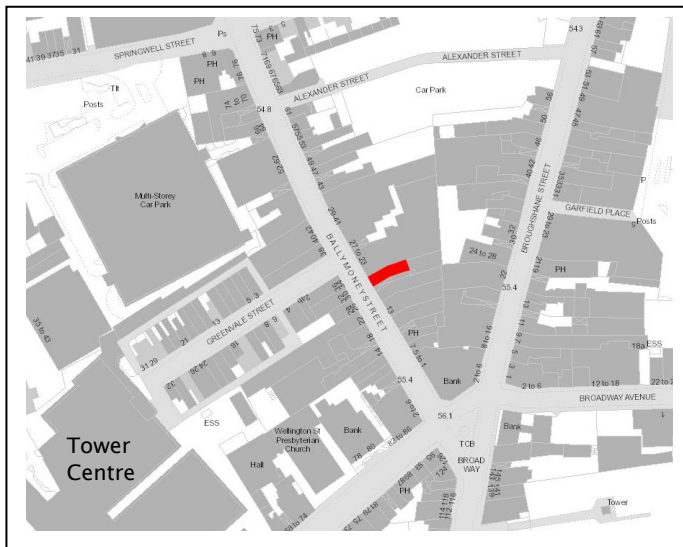
mckibbin.co.uk

- The premises occupy a superb location on Ballymoney Street which is situated between The Tower Centre and The Fairhill Shopping Centre.
- Occupiers on Ballymoney Street include Peacocks, Couples, Subway, Argento, Ground and Gordons Chemist.
- Ballymena is an affluent Provincial Town approximately 27 miles north of Belfast with a district population in the region of 60,000 people and a catchment of approximately 200,000 people.
- The premises are finished to include carpeted floors, suspended ceilings with recessed strip fluorescent lighting.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

FOR SALE/TO LET

SUPERB RETAIL PREMISES 19 Ballymoney Street, Ballymena



LEASE DETAILS

Term:
Negotiable.

Rent:
£14,500 per annum, exclusive.

Repairs & Insurance:
The Tenant will be responsible for all repairs and to reimburse the Landlord with the Insurance Premium.

ACCOMMODATION

Ground Floor	Area
Frontage	– c. 4.22 m (14 ft)
Sales Area	– c. 131.03 m ² (1,410 ft ²)
Store	– c. 5.67 m ² (61 ft ²)
Kitchen	– c. 4.30 m ² (46 ft ²)
Office	– c. 6.10 m ² (66 ft ²)
First Floor	
Office/Stores	– c. 157.17 m ² (1,692 ft ²)
Total Net Internal Area	– c. 304.27 m² (3,275 ft²)

PRICE

Offers in excess of £150,000, exclusive.

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

RATES INFORMATION

We are verbally advised by Land & Property Services that the rateable value of the property is £16,000.

Rate in £ 2019/20 = 0.64056
Rates payable 2019/20= £10,248

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

