



FOR SALE

Audley Terrace, 27 Ballymoney Road, Ballymena, Co. Antrim, BT43 5BS

Former office/medical facility extending to c. 6,930 sq ft.

Lisney

Features

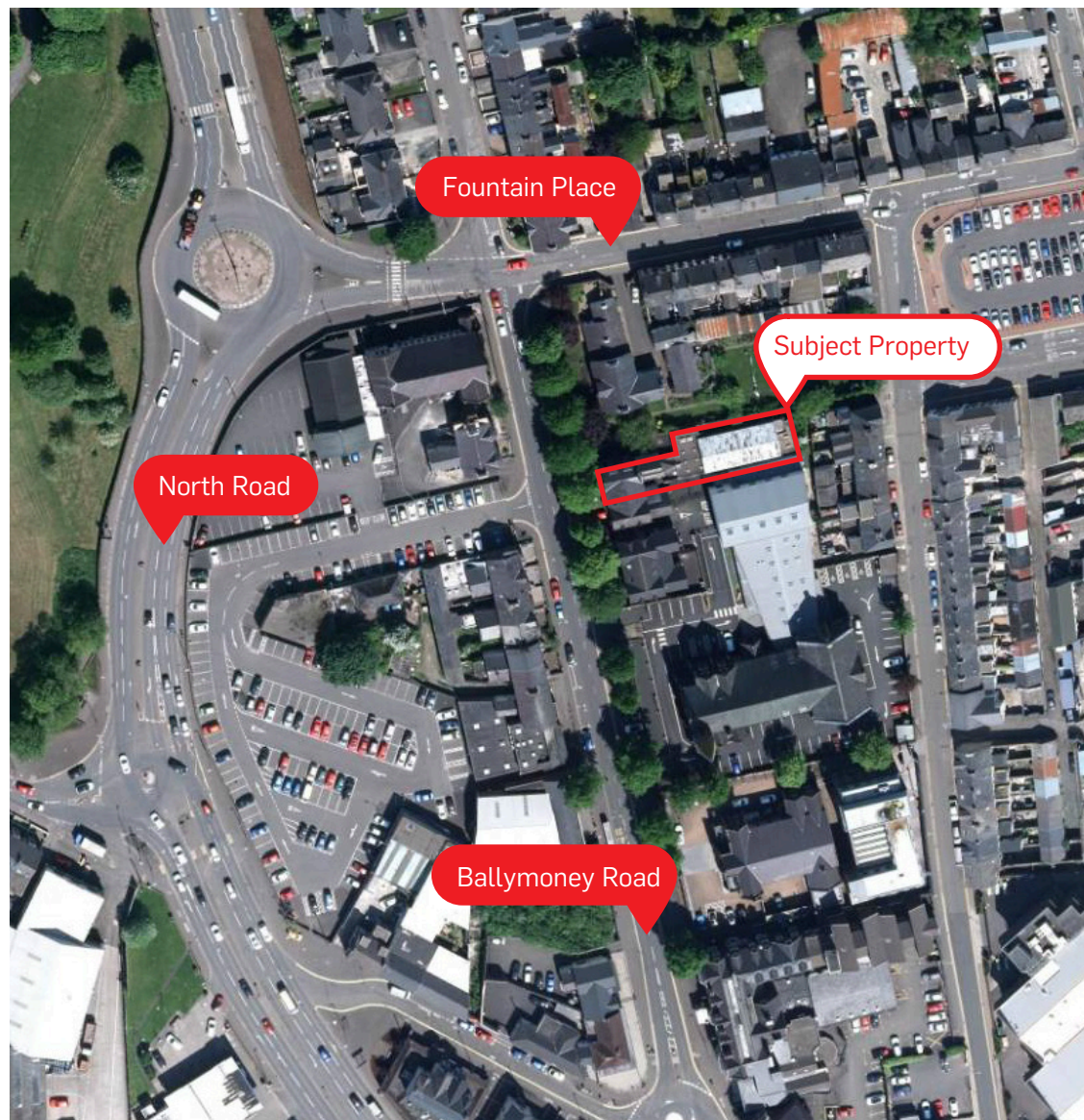
- Former office/medical facility extending to c. 6,930 sq ft.
- Situated in close proximity to Ballymena Town Centre.
- Suitable for a variety of uses (subject to relevant planning permissions).
- Off Street Car Parking to the front.

Location

The subject property is situated on the eastern side of Ballymoney Road in close proximity to Ballymena town centre. The property is located adjacent to a large public car park whilst Belfast is situated 28 miles to the south.

The surrounding area is predominantly residential and commercial in nature, the adjoining office is currently occupied by Stewarts Solicitors.

Ballymena is a town in County Antrim, and the eighth largest in Northern Ireland. It is part of Mid and East Antrim Borough Council. It had a population of 29,551 people at the 2011 Census.



Destination	Distance (Miles)
Ballymena Town Centre	0.8
Belfast	28
Belfast International Airport	14.8
Coleraine	27

Description

The subject property comprises a three storey over basement semi-detached office/medical facility of traditional masonry construction with feature stone walls under a pitched roof.

The property is currently laid out to provide office accommodation on ground floor with reception, toilet and kitchen facilities. There is further office/storage accommodation across both the first and second floors.

In terms of specification there is a mixture of both double and single glazed windows, carpet and lino covered concrete floors and fluorescent strip lighting. There is a boiler located to the rear of the property and is gas fired.

There is car parking for approximately 4 cars to the front of the building.

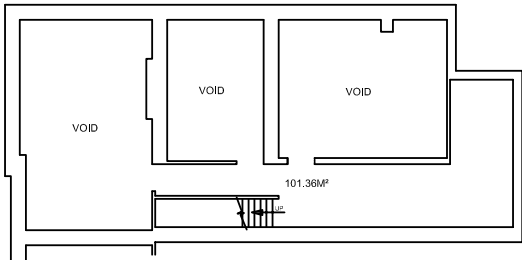
Accommodation

Description	Size (Sq m)
Basement	108.54
Ground Floor	643.82
First Floor	87.51
Second Floor	57.8
Total	643.82 (6,930 Sq ft)

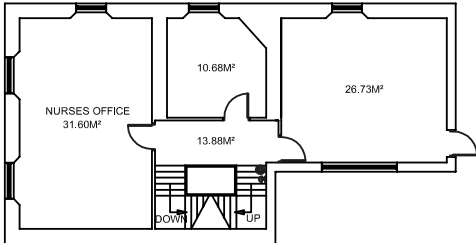
Boundary



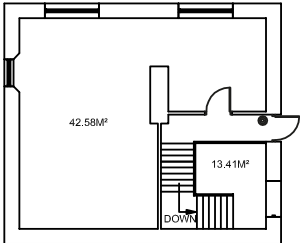
Floor Plans



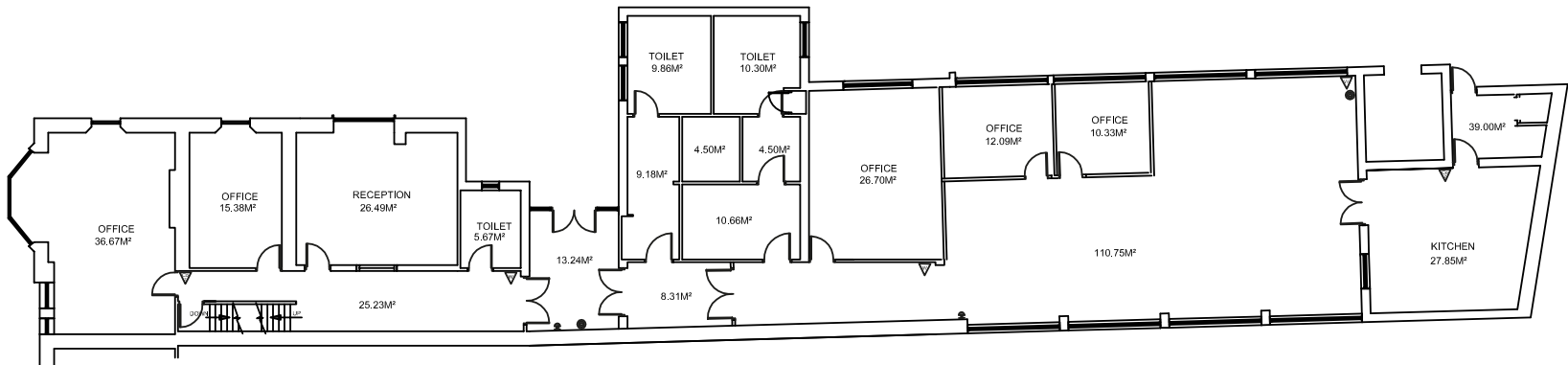
BASEMENT FLOOR PLAN
Floor Area - 108.54M² (Total Floor Area - 643.82M²)



FIRST FLOOR PLAN
Floor Area - 87.51M² (Total Floor Area - 643.82M²)



SECOND FLOOR PLAN
Floor Area - 57.80M² (Total Floor Area - 643.82M²)



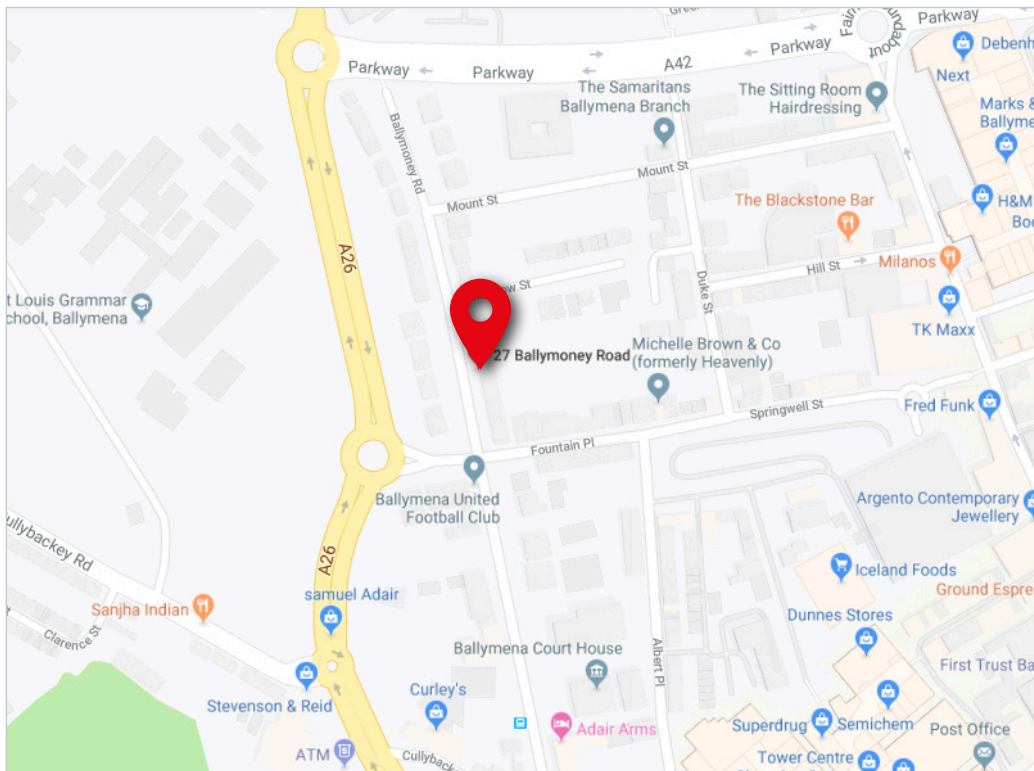
GROUND FLOOR PLAN
Floor Area - 389.97M² (Total Floor Area - 643.82M²)

Gallery



Audley Terrace, 27 Ballymoney Road, Ballymena, Co. Antrim, BT43 5BS

028 9050 1501

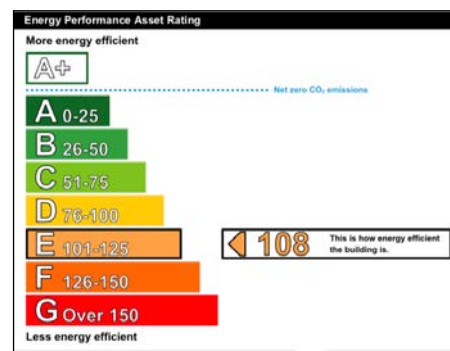


Title

We understand the property is held in Fee Simple Title.

EPC

The property has an EPC rating of E108
A full certificate is available on request.



Guide Price

£195,000 exclusive.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value: £19,600
Rates Payable 19/20: £6,277

Stamp Duty

Will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Contact

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Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.