



FOR SALE

AUDLEY TERRACE, 27 BALLYMONEY ROAD, BALLYMENA, CO. ANTRIM, BT43 5BS
OFFICE PROPERTY EXTENDING TO 5,256 SQ. FT.

Lisney

Features

- Office property of circa 5,256 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 property is located on the Ballymoney Road, just off the main North Road. The property sits on the eastern side of the Ballymoney Road, close to the Adair Arms Hotel and West Church. The property benefits from to a large public car park directly opposite.

The surrounding area comprises of residential and commercial use, with local occupiers including Stewarts Solicitors, Adair Arms Hotel, Jack McCann Solicitors and Smile Dentalcare.

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



DESCRIPTION

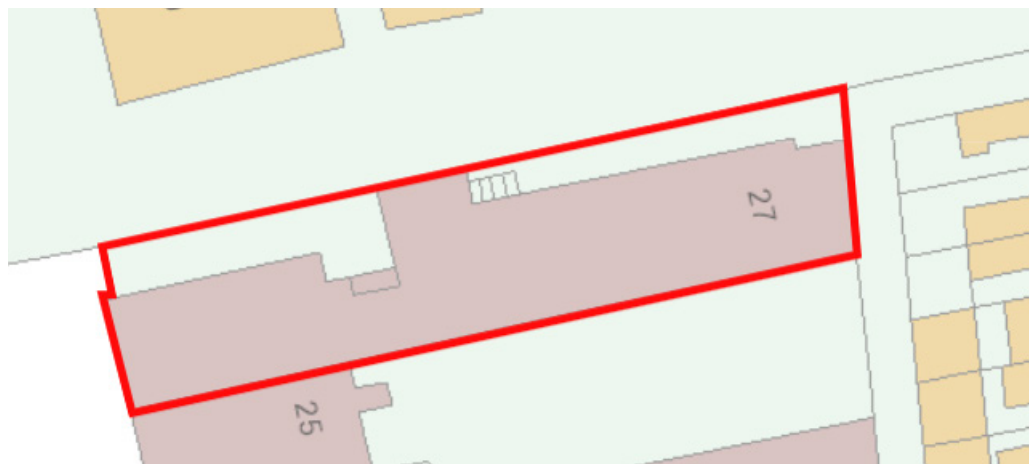
The subject property comprises a three storey semi-detached office property on the Ballymoney Road, with substantial ground floor office accommodation extending out to the rear.

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

The property benefits from a large ground floor of circa 4,378 sq.ft. which covers the majority of the rectangular site.

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. We understand there is a gas fired heating system.

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

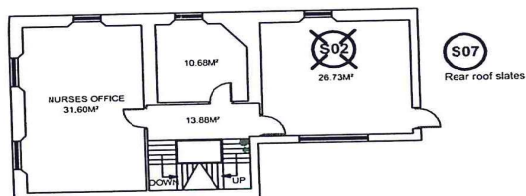
**ACCOMMODATION (SEE LAYOUT PLANS)**

Measurements are on Gross Internal Area basis. Please see floorplans for further information

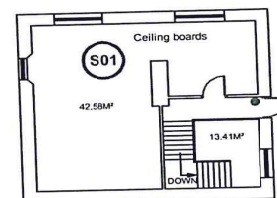
Description	Sq.m	Sq.ft
Basement	-	-
Ground Floor	376.7	4,055
First Floor	69	743
Second Floor	42.6	458
Total	488	5,256



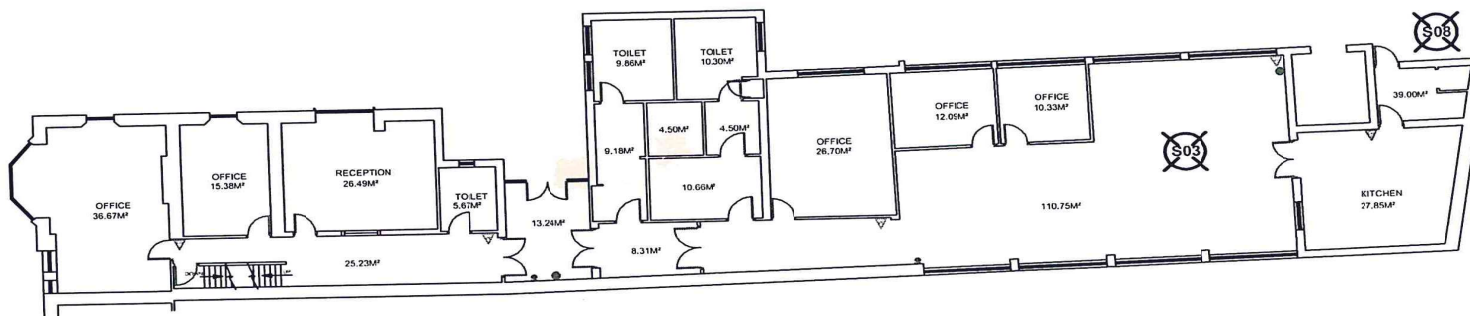
* outlines for indicative purposes only



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)

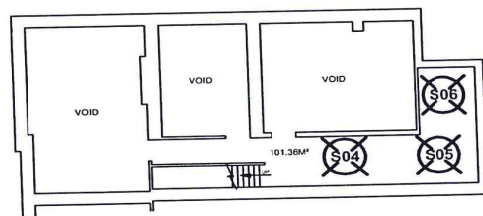
ASBESTOS SAMPLE KEY



INDICATES SAMPLE TESTED POSITIVE



INDICATES SAMPLE TESTED NEGATIVE



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



Title

We understand the property is held in Fee Simple Title.

VAT

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

Stamp Duty

Will be the responsibility if the purchaser.

Contact

Strictly by appointment with the sole Selling agent Lisney. For further information please contact:

Lynn Taylor

028 9050 1501

ltaylor@lisney.com

Guide Price

£150,000 exclusive

Business Rates

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

Net Annual Value: £19,600

Rates Payable 21/22: £11,528

EPC Rating

The property has an EPC rating of E108

A full certificate is available on request.