



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

RETAIL



For Sale

EXCELLENT RETAIL / FINANCIAL SERVICES BUILDING

c. 2,553 sq.ft (237.2 sq m)

**16 Church Street
Ballymoney
BT53 6DL**



- **Excellent Retail / Financial Services Building formerly occupied by Santander**
- **Accommodation extends to c. 2,553 ft² (237.2 m²)**
- **Prominent Town Centre location**
- **May be suitable for other uses - subject to planning**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

Ballymoney is a busy market town located between the provincial towns of Ballymena and Coleraine, approximately 48 miles north of Belfast.

The subject property fronts onto Church Street, close to the junction with Main Street, and within the main commercial core of Ballymoney Town Centre.

There is on street parking and a public car park located within the immediate vicinity.

DESCRIPTION

The subject property is a mid terrace three storey building presently comprising ground floor retail / financial services unit, first floor office accommodation and stores with second floor attic space / stores.

The property is finished to a good standard to include air conditioning, plastered / papered walls, suspended ceilings with recessed LED lighting and part wooden / part carpet floor covering.

Kitchen and W.C facilities are provided at first floor.

ACCOMMODATION

We estimate the property to have the following areas:

	<u>SQ FT</u>	<u>SQ M</u>
Ground Floor	1,008	93.6
First Floor	767	71.3
Second Floor	778	72.3
TOTAL	2,553	237.2



TITLE

Assumed Freehold or Long Leasehold.

ASKING PRICE

Offers in the region of £115,000 excl.

STAMP DUTY

Will be the responsibility of the purchaser.

VAT

We are advised the property has not been opted to tax therefore VAT will NOT be payable on the purchase price.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £10,500.

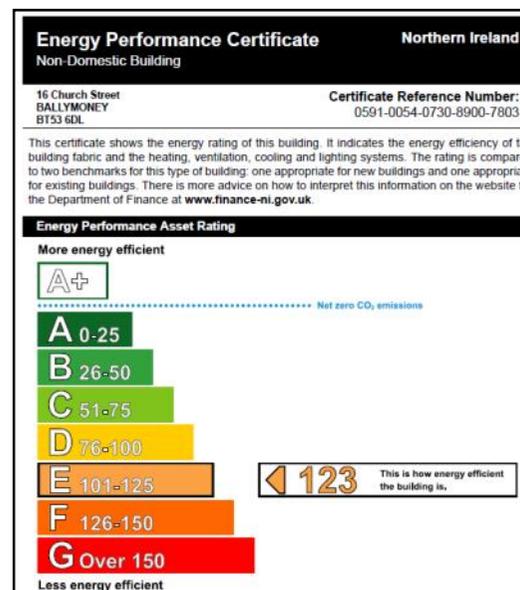
The commercial rate in the £ for (2020/21) is 0.527603.

Interested parties are advised to make their own enquiries in relation to rates.

EPC

The property has an energy rating of E123.

A full report can be made available on request.





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LOCATION MAPS



VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents
McConnell Chartered Surveyors:

Contact: Philip Culbert or Rory Clark

Tel: 02890 205900

Email: philip.culbert@mcconnellproperty.com

rory.clark@mcconnellproperty.com

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