



**McKINNEYS**  
Chartered Valuation Surveyors & Estate Agents

**T: 028 2565 6415**



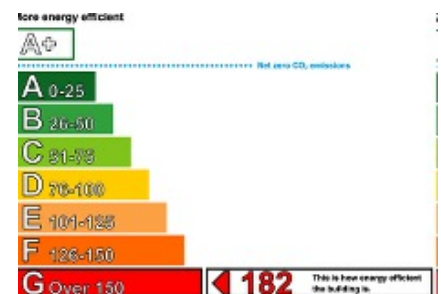
**TO LET**

**RENT**

**£6500 per annum**

**104 BROUGHSHANE STREET, BALLYMENA. BT43 6EE**  
**Compact Retail Unit - 363 Square Feet (33.78 Square Metres)**

- Central location, a stone's throw from Fairhill Shopping Centre, Co-op and close to other town centre shops
- Electric roller shutter
- Suitable for a range of small businesses



# ADDITIONAL INFORMATION

## ACCOMMODATION:

	SQ. M	SQ. FT
Office 1 (Reception):	14.77	159
Office 2:	113	10.5
Kitchen:	91	8.54
WC:	—	—
<b>TOTAL:</b>	<b>363</b>	<b>33.78</b>



## TERMS:

### Rent:

£6,500 per annum

### Term:

Flexible subject to 3 yearly rent reviews.

### Repairing/Insuring Terms:

Effectively Full Repairing & Insuring terms on the Lessee.

### Rates:

Payable by the Lessee. NAV: £3500.

As at 2019/2020 - £2241.96 per annum.

### Value Added Tax:

All rents and outgoings quoted exclusive of , but maybe liable to VAT at the passing rate.



## AGENT'S NOTES

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description, necessary permissions for use and measurements. None of the services or appliances at the property have been tested by us and no warranty as to their condition is given. Neither the vendor, James H. McKinney & Sons, nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property.