

# To Let

## 49 Queen Street, Ballymoney

**nre**  
northern real estate  
we value property

### Summary

- Modern DDA Compliant 1st Floor Business Hub.
- Located on a high profile corner site on Queens Street within the town.
- Rooms available from NIA of c. 134 sq ft (c. 12.49 sq m) to c.810 sq ft (75.29 sqm).
- The property is ideally suited to a Start Up Business and benefits from month in month out licence agreements and all inclusive bills to inc Rent , Rates, Electric, Service Charge & WiFi.
- Available Immediately

**1st Floor Business Hub**

**From £90 per week**



# Accommodation

## Net Internal Area

Size		Rent
<b>Office 1:</b> c. 810 sq ft	c. 75.29 sq m	£190 per week
<b>Office 2:</b> c. 188 sq ft	c. 17.50 sq m	£110 per week
<b>Office 3:</b> c. 134 sq ft	c. 12.49 sq m	£90 per week
<b>Office 4:</b> c. 594 sq ft	c. 55.16 sq m	£170 per week
<b>Office 5:</b> c. 230 sq ft	c. 21.37 sq m	£120 per week



### Lease Details

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Annually

**Rates:**  
Included in Rent

**Insurance:**  
Buildings Insurance included  
in Rent

**Repairs:**  
Internal & Plate Glass

**VAT:**  
All outgoings and rentals are  
quoted exclusive of but may  
be liable to VAT

## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



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