



OKT
O'CONNOR KENNEDY TURTLE

TO LET Town Centre Retail, Hot Food and Office Accommodation
(Units from c. 398 sq ft to 2,139 sq ft)

Church Street & Wellington Street, Ballymena BT43 6AB

LOCATION

Ballymena is one of Northern Ireland's leading provincial towns with a large resident and commuter population, being located c. 24 miles from Belfast and c. 12 miles from Antrim.

The units are located within the heart of the town centre fronting Church Street and Wellington Street on one of the town's busiest pedestrian and vehicular intersections.

AVAILABLE ACCOMMODATION

116/118 CHURCH STREET (Former Butchery Unit)

Retail Area	c. 47 sq m	c. 506 sq ft
Store	<u>c. 16 sq m</u>	<u>c. 172 sq ft</u>
Asking Rent: £12,000 p.a.	c. 63 sq m	c. 678 sq ft

124 CHURCH STREET (Former Hot Food Unit)

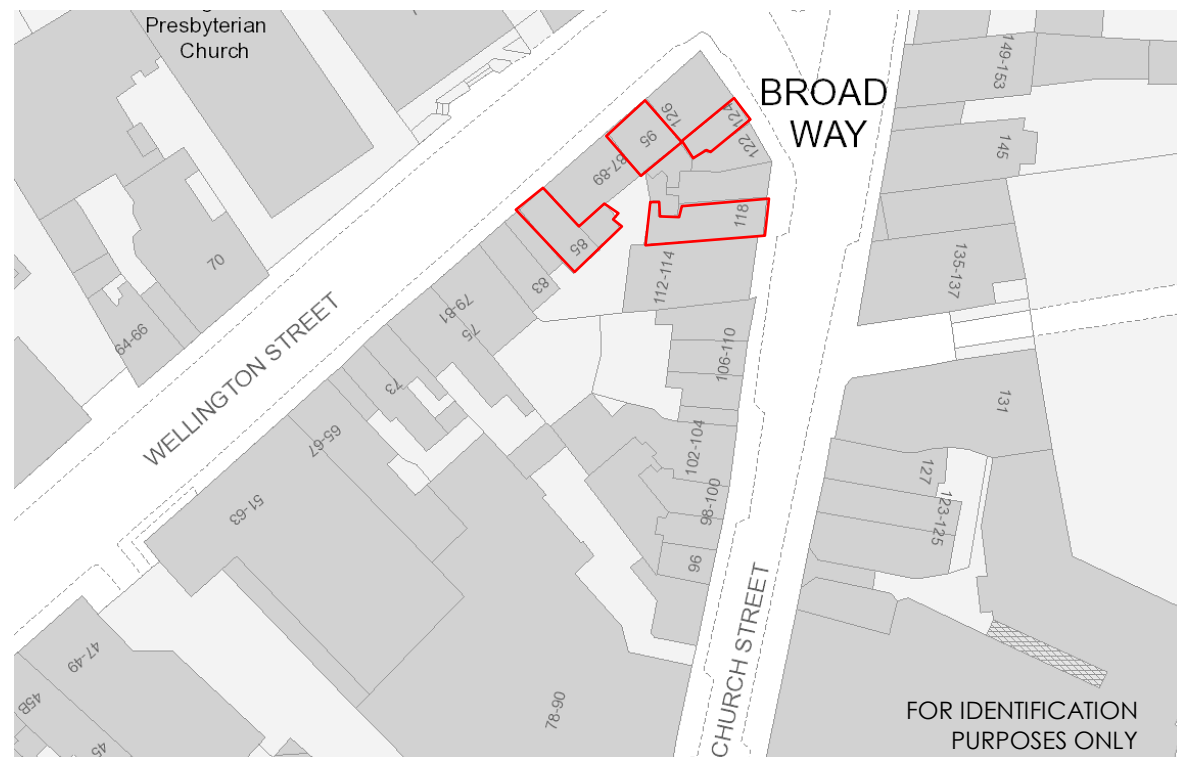
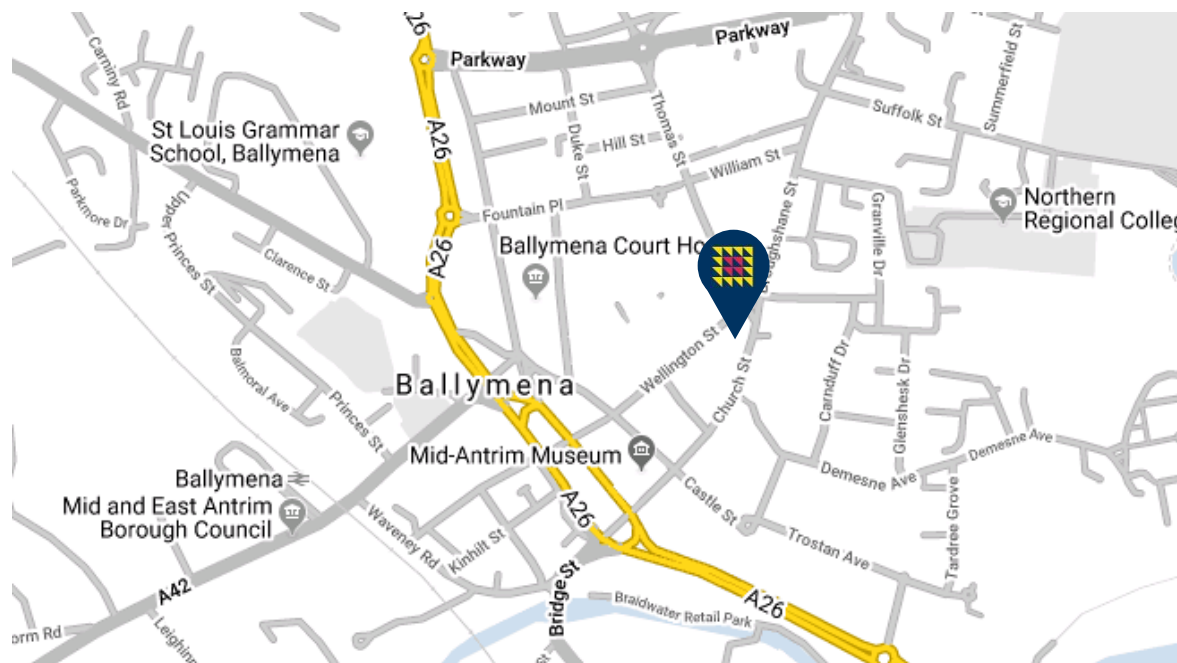
Retail / Sales Area	c. 37 sq m	c. 398 sq ft
Asking Rent: £8,000 p.a.		

85 WELLINGTON STREET (Former Coffee Shop)

Retail / Café	c. 48 sq m	c. 517 sq ft
Asking Rent: £8,000 p.a.		

95 WELLINGTON STREET (Former Accountants Office)

Ground Floor Reception	c. 45 sq m	c. 481 sq ft
First Floor Office	c. 124 sq m	c. 1,337 sq ft
Second Floor Store	<u>c. 30 sq m</u>	<u>c. 321 sq ft</u>
Asking Rent: £15,000 p.a.	c. 199 sq m	c. 2,139 sq ft





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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

AVAILABILITY

The units are available for immediate occupation.
Flexible lease terms considered.

NAV

116/118 Church Street, Ballymena	To be advised
124 Church Street, Ballymena	£5,350
85 Wellington Street, Ballymena	£7,450
95 Wellington Street, Ballymena	£12,500

The commercial rate in the pound for 2019 / 2020 is £0.64056.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

No VAT is currently payable on the rent applicable to the units.

FURTHER DETAILS



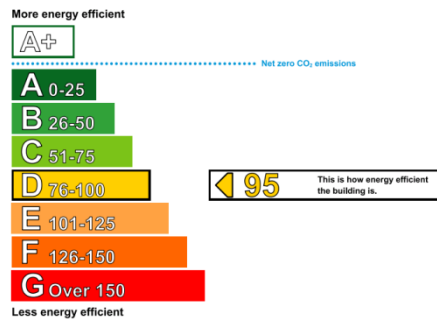
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CONTACT:

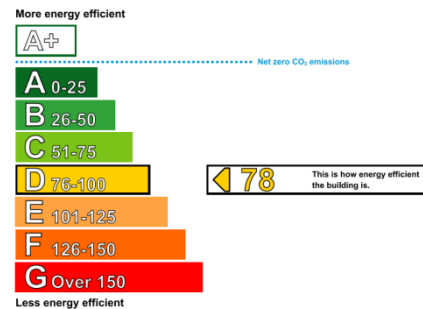
ALAN MCKINSTRY | alan.mckinstry@okt.co.uk
MARK JOHNSTON | mark.johnston@okt.co.uk

Our Ref: AMcK/JP/8652

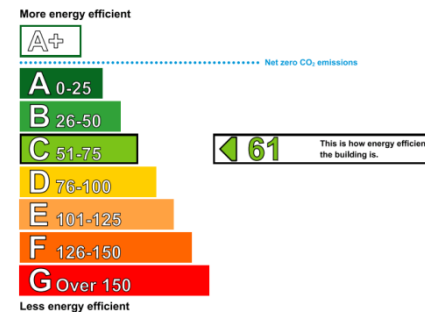
EPC INFORMATION



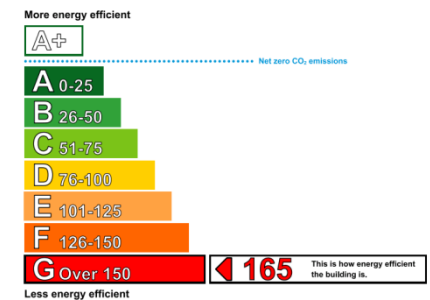
116/118 Church Street



124 Church Street



85 Wellington Street



95 Wellington Street