



OKT
O'CONNOR KENNEDY TURTLE

TO LET Village Centre Retail Opportunity
13 Church Street, Ahoghill, BT42 2PA

LOCATION / DESCRIPTION

'The subject property is located at the lower end of Church Street in close proximity to the central Diamond area of the village.

Ahoghill is a busy award winning village located in County Antrim, approximately 4 miles west of Ballymena'.

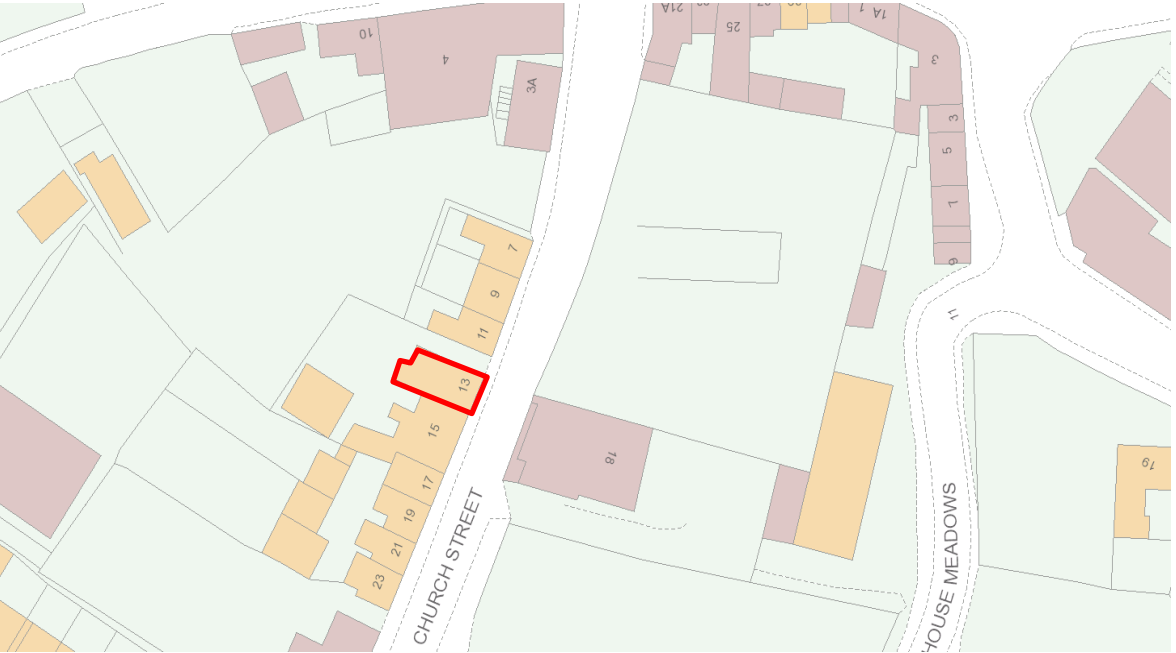
The subject property comprises a village centre retail unit over ground and first floor level. The ground floor and first floors are finished to include carpet floors, painted / plastered walls and fluorescent strip lighting.

The property benefits from under stair storage, small staff kitchen and downstairs WC facilities.

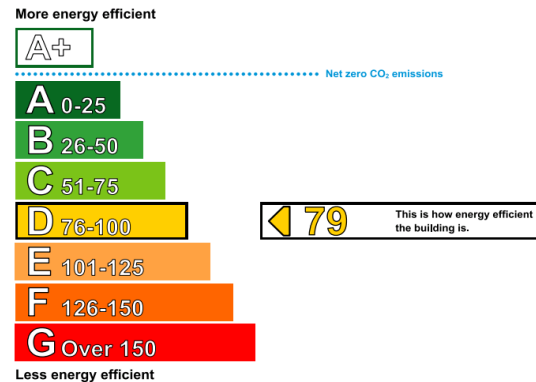


ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Retail	c. 59 sq m	636 sq ft
Rear Lobby	c. 5 sq m	52 sq ft
WC	-	-
FIRST FLOOR		
Kitchen	c. 67 sq m	724 sq ft
TOTAL	c. 131 sq m	1,412 sq ft



FOR IDENTIFICATION PURPOSES ONLY



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/uksi/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.

LEASE DETAILS

RENT: £5,000 per annum
 TERM: Negotiable
 REPAIRS / INSURANCE: Full Repairing and Insuring Lease

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £4,850. The commercial rate in the pound for 2019 / 2020 is £0.64056..

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

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MJ/EC/8782

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.