



OKT
O'CONNOR KENNEDY TURTLE

TO LET

Ground Floor Retail / Office Accommodation extending to 925 sq ft
(Suitable for hot food, subject to planning)

18 Queen Street, Ballymena BT42 2BD

LOCATION / DESCRIPTION

The subject property is located on Queen Street in Ballymena; one of Northern Ireland's leading provincial towns, with a resident population of c. 28,000 persons and a district population of 56,000. The town is located c. 25 miles north west of Belfast, 14 miles from Antrim and is well served by the Province's main road and rail networks.

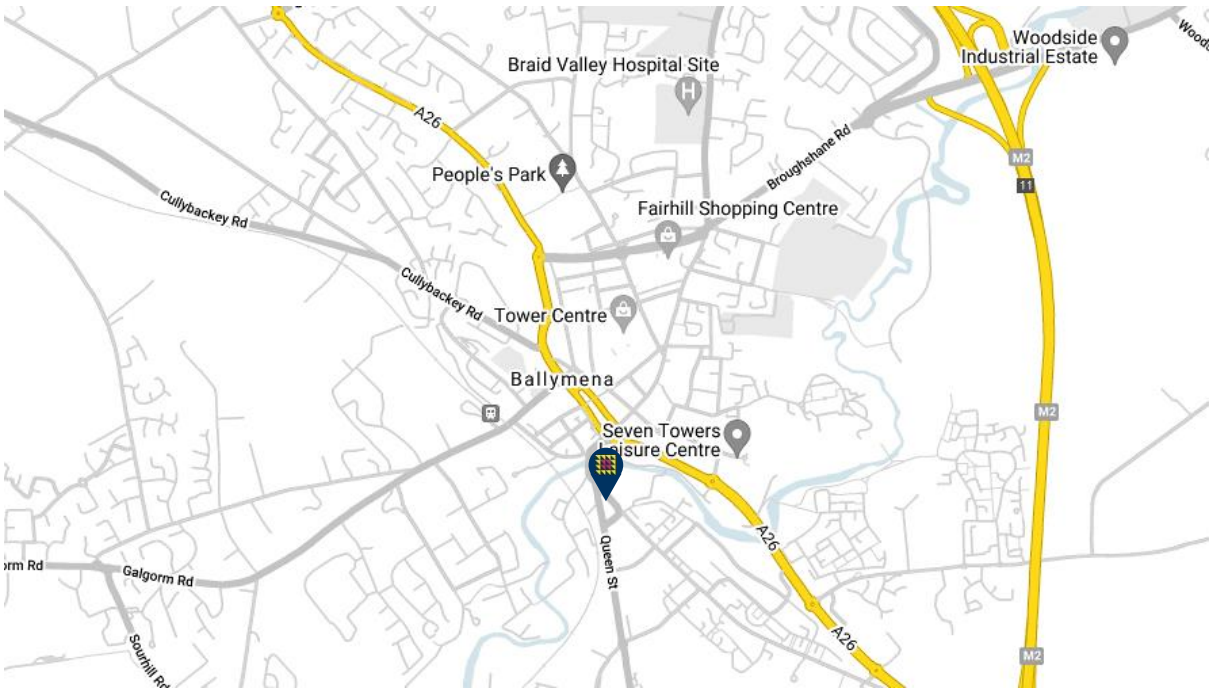
Queen Street is one of Ballymena's primary arterial routes, benefitting from high levels of passing vehicles & pedestrian traffic. The subject occupies a highly prominent location on the edge of town, which is within easy reach of local shopping and social facilities including Braidwater Retail Park, Seven Tower Leisure Centre, Tesco Super Store and Tower Shopping Centre.

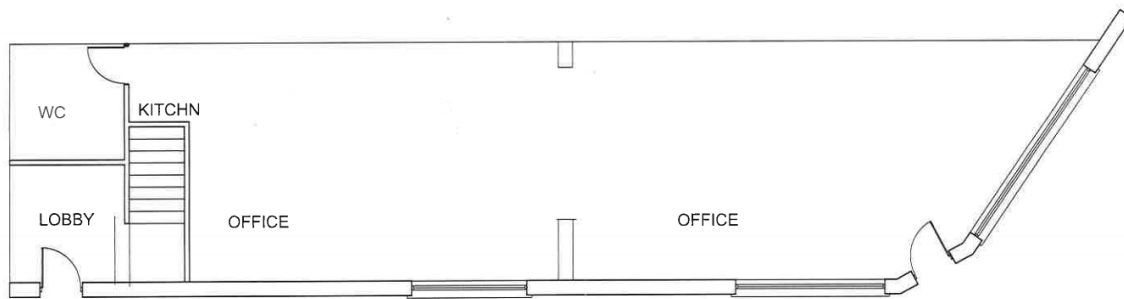
Neighbouring occupiers include Papa's Kitchen, Today's Express and Boots.

The subject comprises ground floor office / retail accommodation currently laid out to include two open plan offices, with the rear office benefitting from kitchenette and WC access. The accommodation is fitted out to a good standard, with carpeted floors, painted and plastered walls, suspended ceilings and recessed lighting.

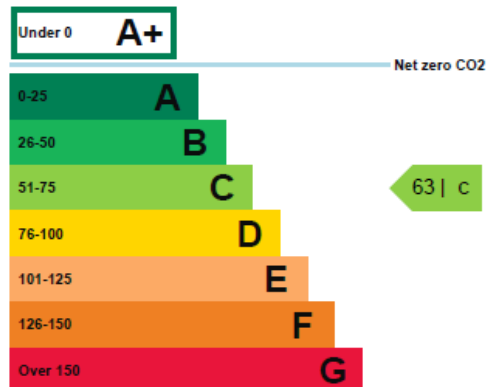
ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
Front Office	c. 42 sq m	455 sq ft
Rear Office (incl kitchenette)	c. 38 sq m	411 sq ft
WC	c. 6 sq m	59 sq ft
Total Accommodation	c. 86 sq m	925 sq ft





ground floor



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: £12,500 per annum
 TERM: Negotiable
 REPAIRS / INSURANCE: Effective full repairing and insuring lease by way of contribution to service charge – to be confirmed.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £4,550. The commercial rate in the pound for 2021 / 2022 is £0.590326.

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



OKT
 O'CONNOR KENNEDY TURTLE

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Our Ref: AMcK/JP/9126

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.