





# LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, having 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.

The subject enjoys a prominent retail location on William Street, which is located in close proximity to the entrance of the Fairhill Shopping Centre.

# DESCRIPTION

The subject comprises a ground floor retail unit with a glazed shop front that fronts onto William Street.

The accommodation includes a large retail area, reception, store, and kitchen area and is currently trading as an impressive Hairdressing Salon.

The retail area benefits from tiled and laminated flooring, LED lighting, a modern kitchen, HVAC system and disabled W/C's.

Externally the property backs onto a rear yard and has **2 no. designated car parking spaces**.

The property is available from the 1st of July 2023.

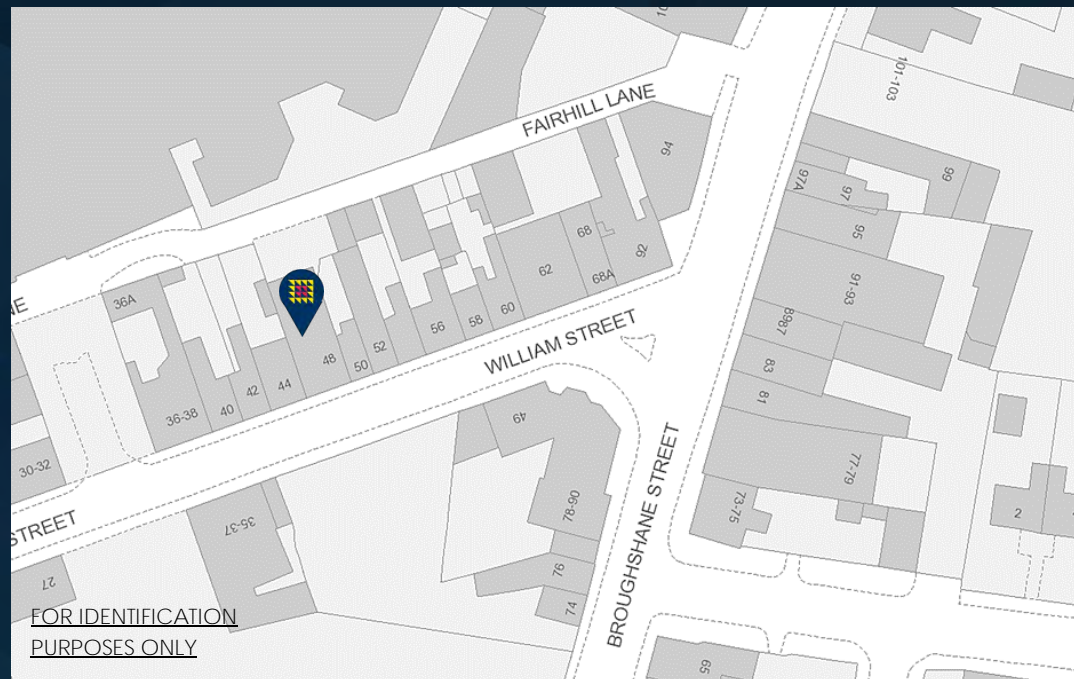
# ACCOMMODATION

Description	Area sq m	Area sq ft
Reception	C. 20 sq m	211 sq ft
Retail Area	C. 60 sq m	646 sq ft
Kitchen / Canteen	C. 15 sq m	161 sq ft
W/Cs		
<b>TOTAL</b>	<b>C. 95 sq m</b>	<b>C. 1,018 sq ft</b>

## 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.

REF: 5836





# LEASE DETAILS

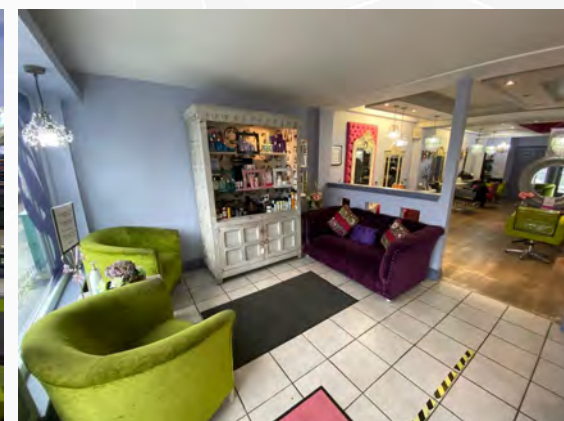
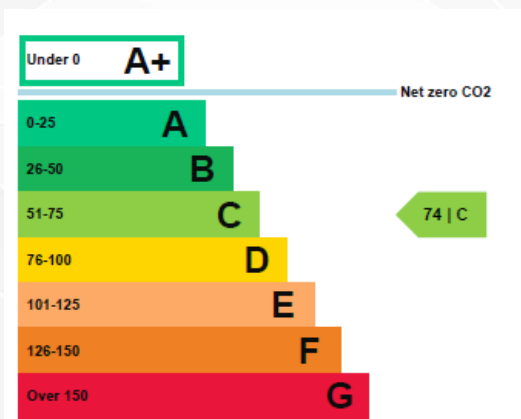
RENT:	£13,000 per annum
TERM:	Negotiable (Minimum 3 years)
REPAIRS/INSURANCE:	Effective full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

## RATES

We are advised that the current NAV for the subject is £7,500. The commercial rate in the pound for 2022 / 2023 is £0.601655. Estimated Rates Payable is £4,512.41.

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

## EPC CERTIFICATE



## CONTACT DETAILS

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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.