

**OK
T**

To Let Retail Unit okt.co.uk 9024 8181 **OK
T**

T Gourmet
Burger & Chicken

BARBER



TO LET

84 Main Street, Broughshane, BT42 4JA

Compact Shop Unit (No VAT or Service Charge)

LOCATION

Broughshane is a very popular award winning village some 3 miles from the town of Ballymena, and is one of the gateways to the "Glens of Antrim" and close to Slemish Mountain.

The village is a high amenity residential location, and has the benefit of a compact village heart with convenience retail, speciality retail and food and beverage establishments.

The subject is located in the centre of the village just opposite "The Thatch" an historical thatched pub and restaurant.

DESCRIPTION

The unit comprises a ground floor unit with storage and WC facilities on upper floor. The unit has an aluminium front with roller shutter door, tiled floor and fluorescent lighting.

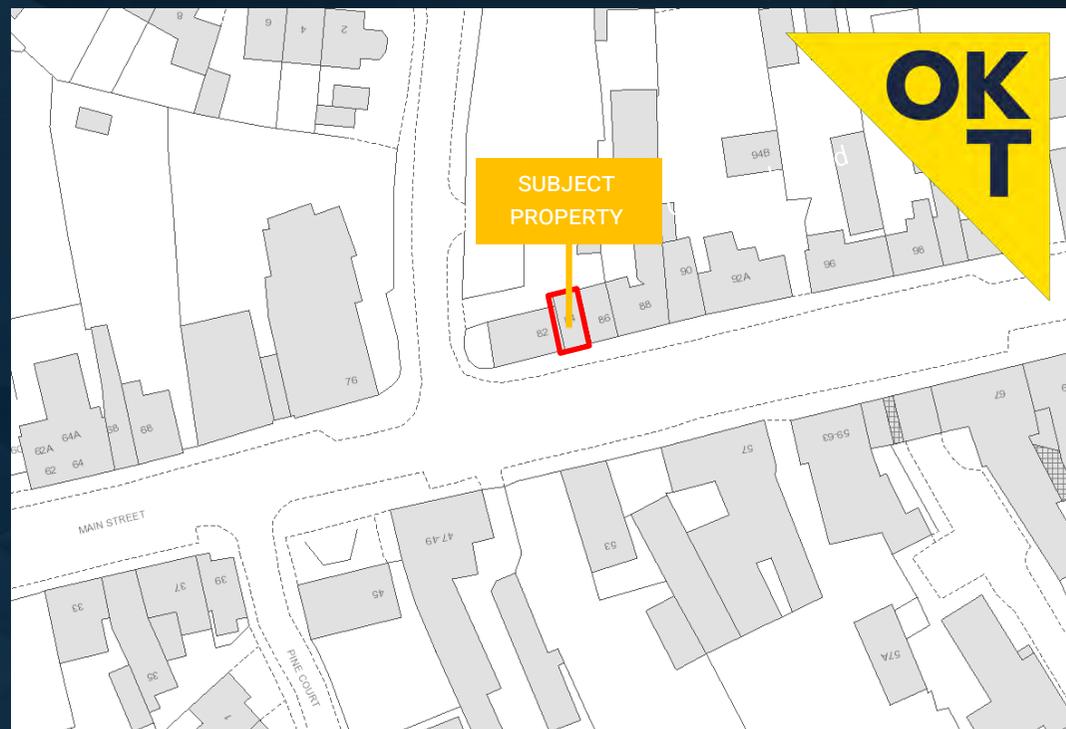
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
84 MAIN STREET		
Ground Floor (with tiled floor, aluminium shop front and roller shutter door)	c. 27 sq m	290 sq ft
First Floor (Storage and WC facilities)	c. 10 sq m	105 sq ft
Second Floor (Storage)	c. 12 sq m	130 sq ft
TOTAL ACCOMMODATION	c. 49 sq m	525 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/uksl/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: 8900



LEASE DETAILS

RENT:	£5,200 per annum
TERM:	3 or 5 year lease terms
REPAIRS / INSURANCE:	Effective full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

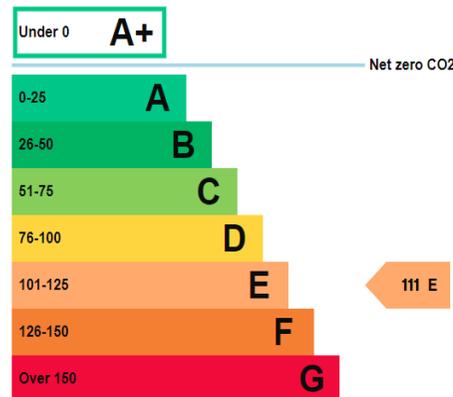
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £2,100

Estimated rates payable in accordance with LPS Website: £1,303.46

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

JAMES CHRISTIE

james.christie@okt.co.uk

BRIAN TURTLE

07711 595998

brian.turtle@okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.