



1-3 High Street, Ballymoney, BT53 6AH

Prominent Retail / Office Units in the heart of the town centre

LOCATION / DESCRIPTION

Situated on a prime corner site within the town at the key junction of Main Street, High Street and Church Street as such in the heart of this well known North Antrim Town.

Opportunity to lease out the current vacant portions as available , suitable for a wide variety of uses subject to planning as required. Offers for the purchase of the building may also be considered from owner occupiers seeking space in the town. There is of course from a purchase perspective the opportunity to convert the upper floors into residential units subject to Planning in the medium term.

Nearby traders include Ground Espresso Bar, W&J Walker, Subway, Danske Bank and Gordons Chemist.

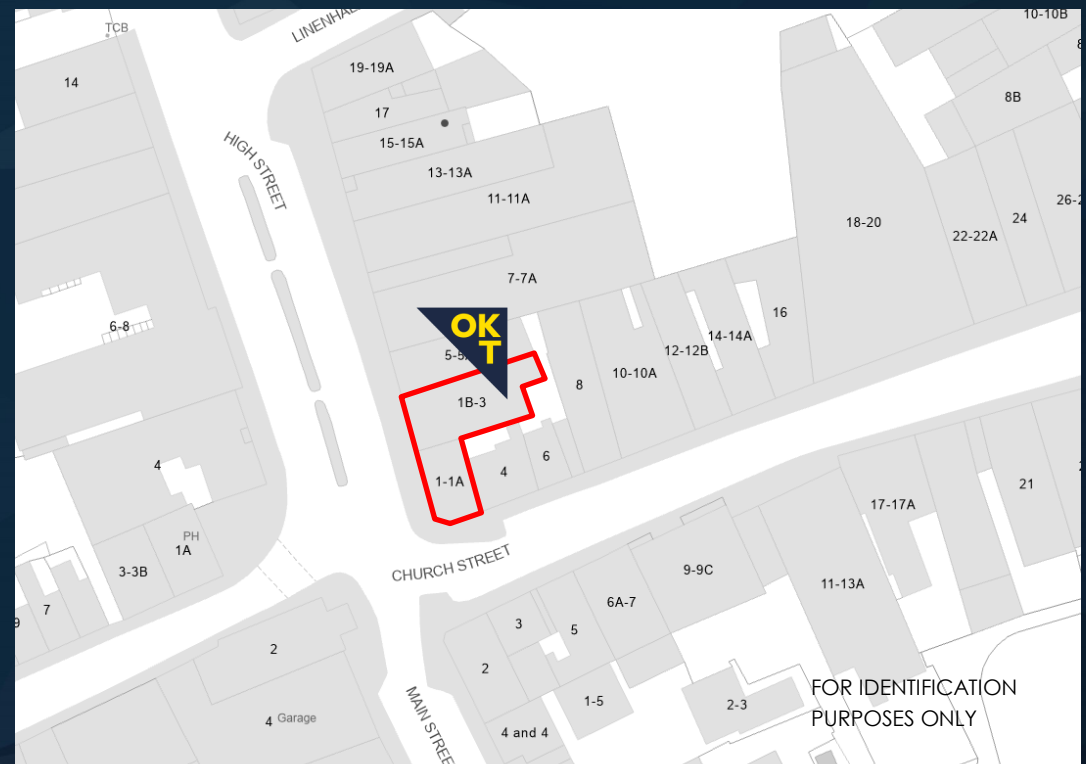
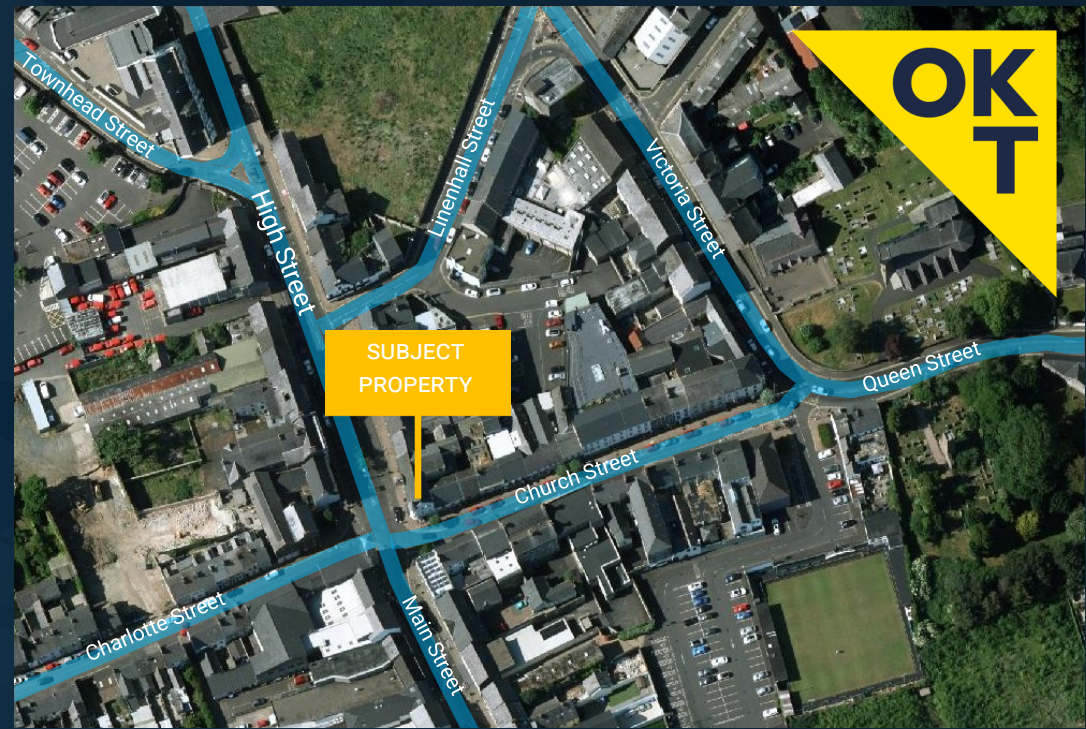
ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
GROUND FLOOR		
Unit 1 (Lime Café)	LET	LET
Unit 2 (Vacant)	63.6	684
FIRST FLOOR		
Office 1	46.9	505
Office 2	54.8	590
WC	-	
SECOND FLOOR		
Office 3	46.9	505
Office 4 & Store	LET	LET

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: C3095





LEASE DETAILS

RENT:

Ground Floor Unit 1:	Let to Lime Café
Ground Floor Unit 2:	£8,000 per annum
First Floor:	£4,000 per annum
Second Floor (Part):	£3,000 per annum

TERM: From 3 years

REPAIRS: Tenants to maintain and repair internally

INSURANCE: Tenants to contribute towards building insurance premium

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

VAT

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

NAV (RATES PAYABLE)

3 High Street (Unit 2) £7,150

1B High Street (1st Floor) £2,650

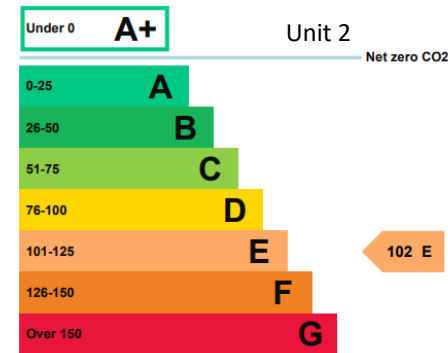
1C High Street (2nd Floor) £2,000

The rate in the pound for the Causeway Coast & Glens council area is £0.585482.

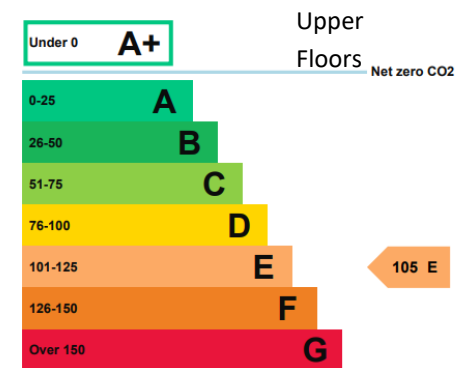
NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20% /25%

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

This property's energy rating is E.



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FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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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.