



Lot 2

Lot 1

Lot 4

MERVYN STOREY

AUCTION

TO LET (May Sell) Central Retail Units
1 & 3A Market Street & 17-21 Cameron Place
Ballymoney, BT53 6EA



OKT
O'CONNOR KENNEDY TURTLE

Location/Description

A range of retail units available with the benefit of prominent corner placement within the North Antrim town of Ballymoney, and one investment site.

Ideal for local business expansion, investors or business users from elsewhere, wishing to avail of this highly visible trading position.

Offers will be considered for the entirety or any sub division possible for sale or lease.

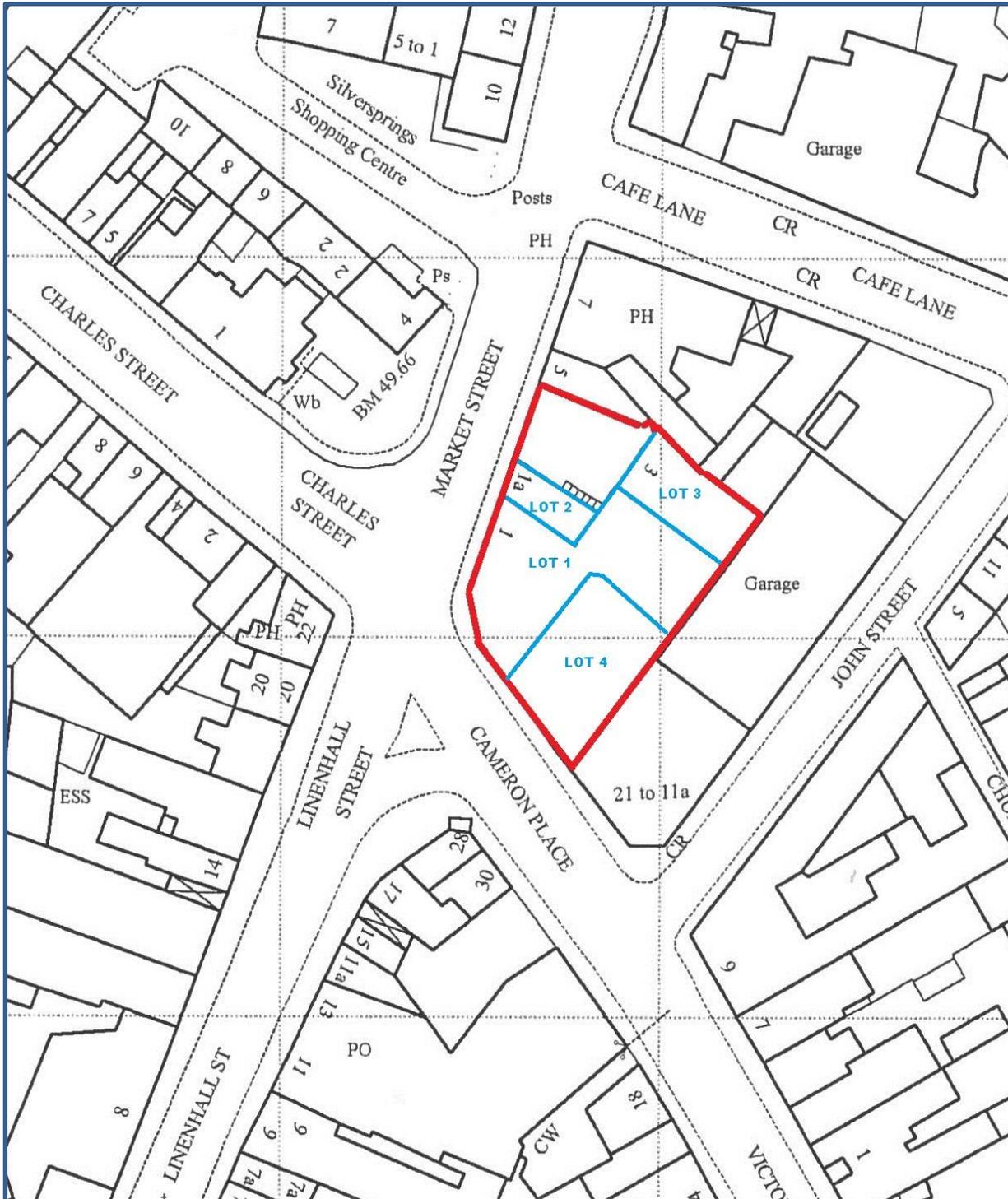
Lease / Sale Options

LOT NO.	ADDRESS	LEASING OPTION	SALE OPTION
1	1 Market Street	£12,750 PA	£105,000
2	3 Market Street (Mervyn Storey DUP)	Currently Let producing £8,000 per annum	£70,000
3	3A Market Street	£5,500 PA	£50,000
4	17 Cameron Place 19-21 Cameron Place	£4,000 PA £4,500 PA	£85,000 for both

EPC's

1 Market Street:	D92
3 Market Street	D85
3A Market Street	G192
17 Camern Place	E123
19 – 21 Cameron Place:	F140





ACCOMMODATION

LOT 1: 1 MARKET STREET

VACANT SHOWROOM	185.9 sq m	2,000 sq ft (Grd Floor)
	185.9 sq m	2,000 sq ft (1 st Floor)

LOT 2: 3 MARKET STREET

TENANT – M STOREY	46.7 sq m	503 sq ft (Grd Floor)
	44.6 sq m	480 sq ft (1 st Floor)

LOT 3: 3A MARKET STREET

VACANT SHOP	197.8 sq m	2,128 sq ft
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LOT 4: 17 - 21 CAMERON PLACE

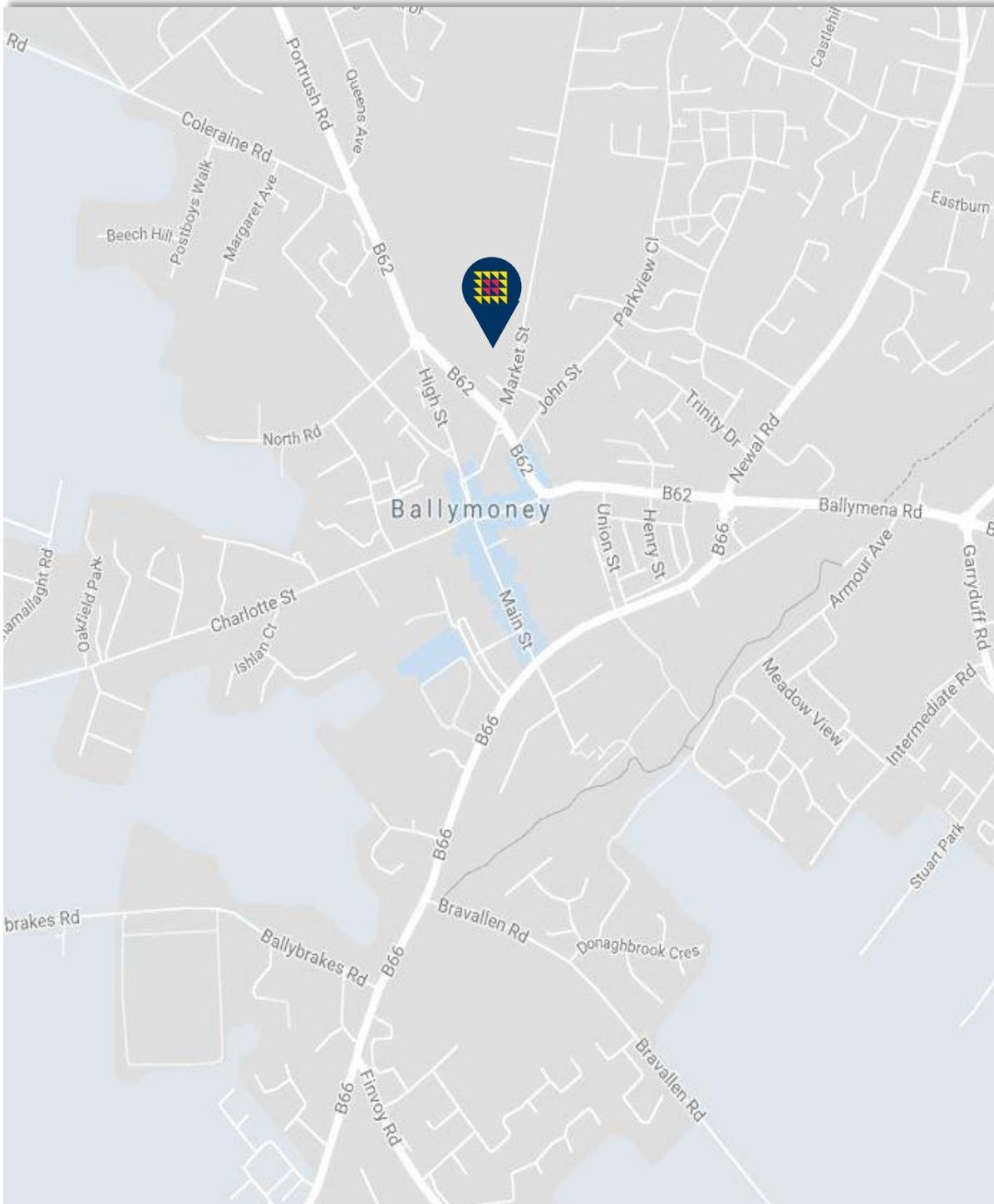
NO. 17 VACANT SHOP	104.8 sq m	1,128 sq ft
NOs. 19 – 21 VACANT SHOP	140.9 sq m	1,516 sq ft
FIRST FLOOR – VACANT STORE	371.7 sq m	4,000 sq ft
SECOND FLOOR – VACANT STORE	282.0 sq m	3,035 sq ft

LEASE DETAILS

RENT:	Please refer to table
TERM:	From 3 years
REPAIRS / INSURANCE:	Tenant to be responsible for internal repairs and maintenance and reimburse building insurance.

SALES DETAILS

PRICE:	Please refer to table
TITLE:	Likely to be Long leasehold arrangement subject to nominal ground rent..



NAV

1 Market Street	Shop / Store	£13,700
3 Market Street	Office	£2,750
3A Market Street	Shop / Store	£6,100
17 – 21 Cameron Place	-	Unknown

The commercial rate in the pound for 2018 / 2019 is £0.578876

VAT

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

FURTHER DETAILS



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Our Ref: HT/PD/C3963



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