



TO LET (May Sell)

1-3 High Street, Ballymoney, BT53 6AH

Prominent Modern Corner Block in the heart of the town including two ground floor units and upper floors (Partially let)

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 purchase the block in its entirety or to lease out the current vacant portions as available The potential for partial owner occupation is obvious if desired in the former Chronicle ground floor unit or some of the upper floor office space that is vacant at present

There is opportunity to convert the upper floors into residential units subject to Planning.

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

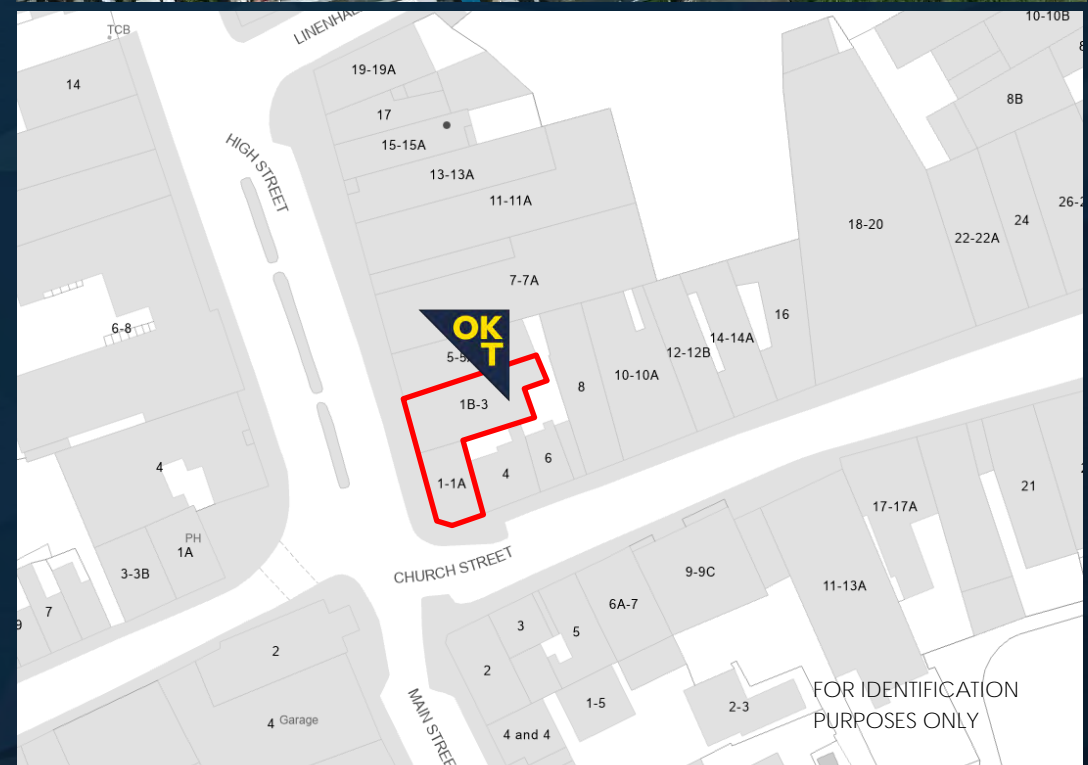
ACCOMMODATION

DESCRIPTION	AREA (M²)	AREA (SQ FT)
GROUND FLOOR		
Unit 1 (Lime Café)	55.8	600
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	73.0	785

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: C3095





LEASE DETAILS

RENT: Ground Floor Unit 1: **Let to Lime Café for £6,500 per annum**
 Ground Floor Unit 2: £8,000 per annum (Available)
 First Floor: £ 5,000 per annum (Available)
 Second Floor: £4,000 per annum (Part let)

TERM: From 3 years where available

REPAIRS: Tenants to maintain and repair internally

INSURANCE: Tenants to contribute towards building insurance premium

NAV (RATES PAYABLE)

NAV: Various NAV's on the property contact the agent for details.

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

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

SALES DETAILS

PRICE: Offers over £250,000 plus VAT (if applicable)

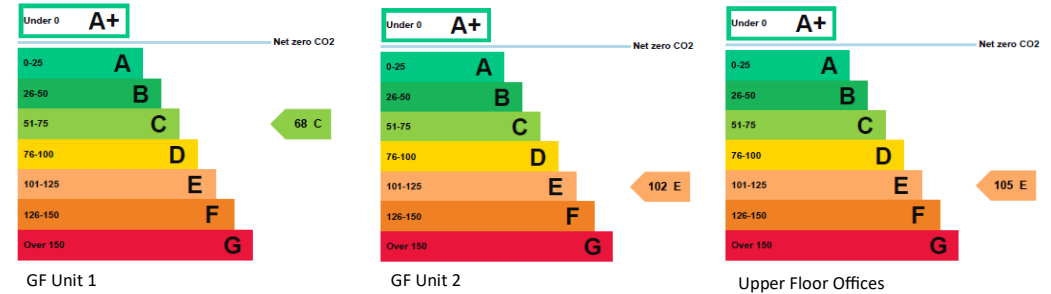
TITLE Assumed freehold

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.

VAT

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

EPC (ENERGY PERFORMANCE CERTIFICATE)



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

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.

HENRY TAGGART

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