



FOR SALE Extensive Retail premises with Residential on upper levels

12 & 12a Main Street, Ballymoney, BT53 6AL

LOCATION

The subject property occupies a prime location on Main Street within Ballymoney Town Centre. Main Street along with Church Street and High Street form Ballymoney's central trading streets and commercial hub.

Nearby occupiers include Sarah's Shoes, Bob & Bert's, Winsome Lady, 2020 Architects, McAtamney's Butchers, Gordons Chemist and Home Bargains, Tesco and Lidl are all also within close proximity.

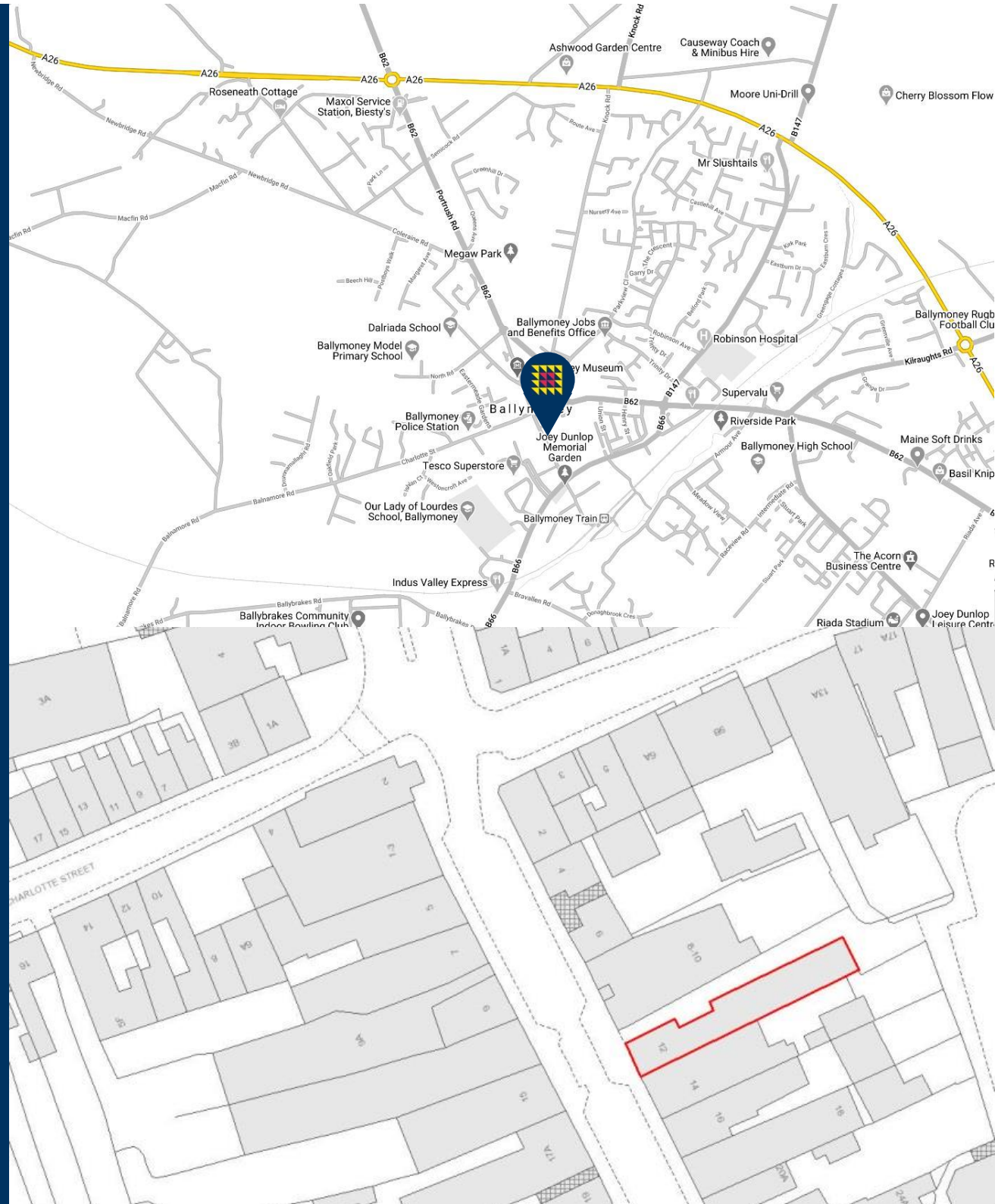
The subject benefits from on street car parking facilities to the front and Church Street Pay and Display Carpark to the rear.

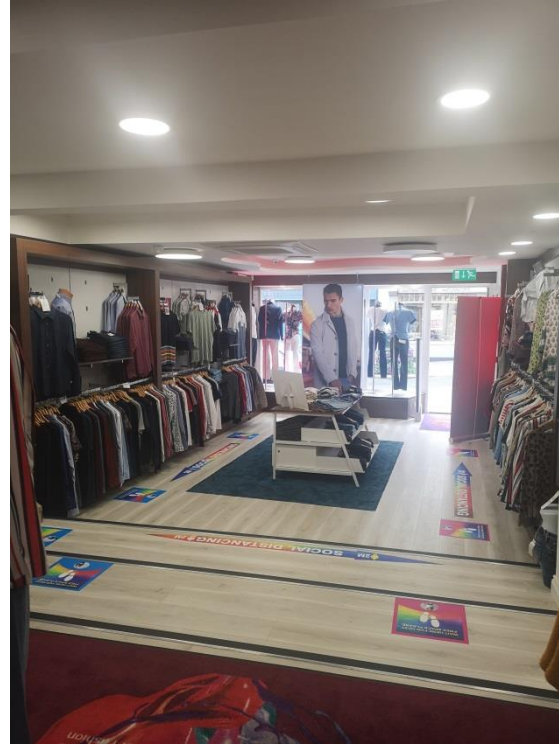
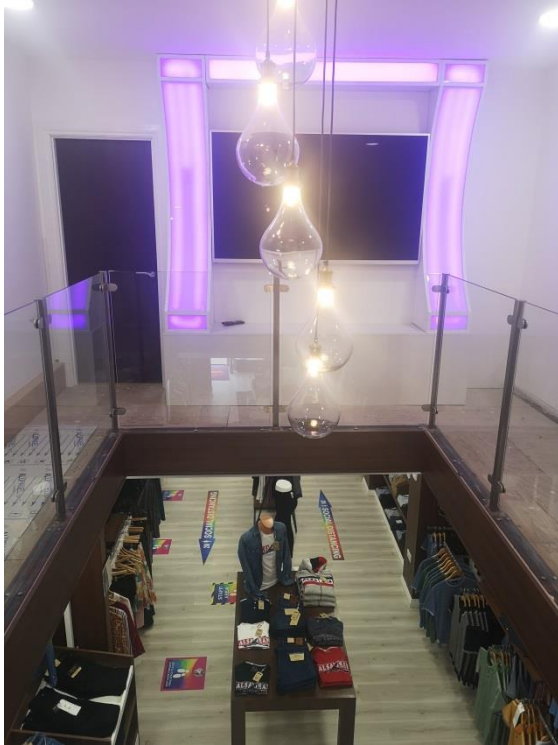
DESCRIPTION

The subject property consists of a ground and first floor retail unit together with first and second floor residential accommodation.

The retail unit benefits from double frontage and is well presented throughout. The property has front and rear pedestrian access. The ground floor offers open plan retail space with 2 male and female changing rooms with the upper floors accommodating display areas, kitchen, WC and storage facilities.

The residential accommodation to the upper floors has recently been fully refurbished and is excellently presented. Accommodation comprises first floor kitchen / living room with a range of eye and low level units, a fire place, tiled / vinyl floors and tiled / painted walls. The bedroom and bathroom are located on the second floor.





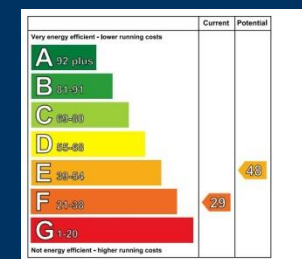
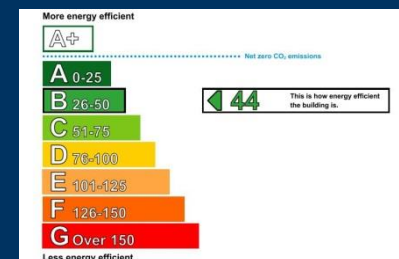
ACCOMMODATION

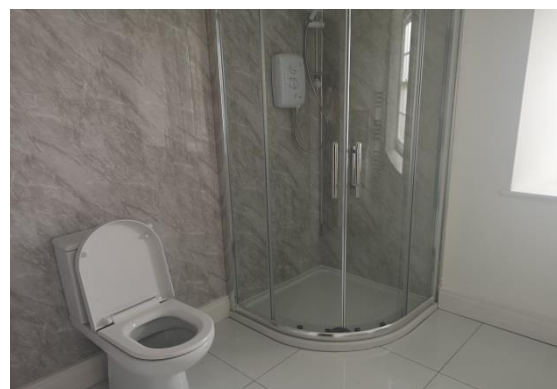
Description	Area sq m	Area sq ft
No. 12		
Ground Floor		
Retail Space	231.7	2,494
First Floor		
Kitchen	16.5	178
Store	72.4	779
Mezzanine	13.5	145
Total	334.1	3,596
No. 12a		
Clock Room	4.2	45
Kitchen / Living	33.4	360
Bathroom	5.7	61
Bedroom	19.0	205
Storage	3.0	32
Total	65.3	703

SALES DETAILS

PRICE: £225,000
TITLE: Assumed Freehold / Long Leasehold

EPC





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.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property are:

No. 12 £16,400
No. 12a To be Assessed

The commercial rate in the pound for 2020 / 2021 is £0.527603
The domestic rate in the pound for 2020 / 2021 is £0.008466

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

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

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
20 -22 Stable Lane
Coleraine BT52 1DQ
T +44 (0)28 7034 4244
E coleraine@okt.co.uk

CONTACT:

MICHAEL BURKE | michael.burke@okt.co.uk
MOBILE | 07872055552

RACHEL MORRELL | rachel.morrell@okt.co.uk
MOBILE | 07493972136

Our Ref: MB/RM/C4246

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.