



OKT
O'CONNOR KENNEDY TURTLE

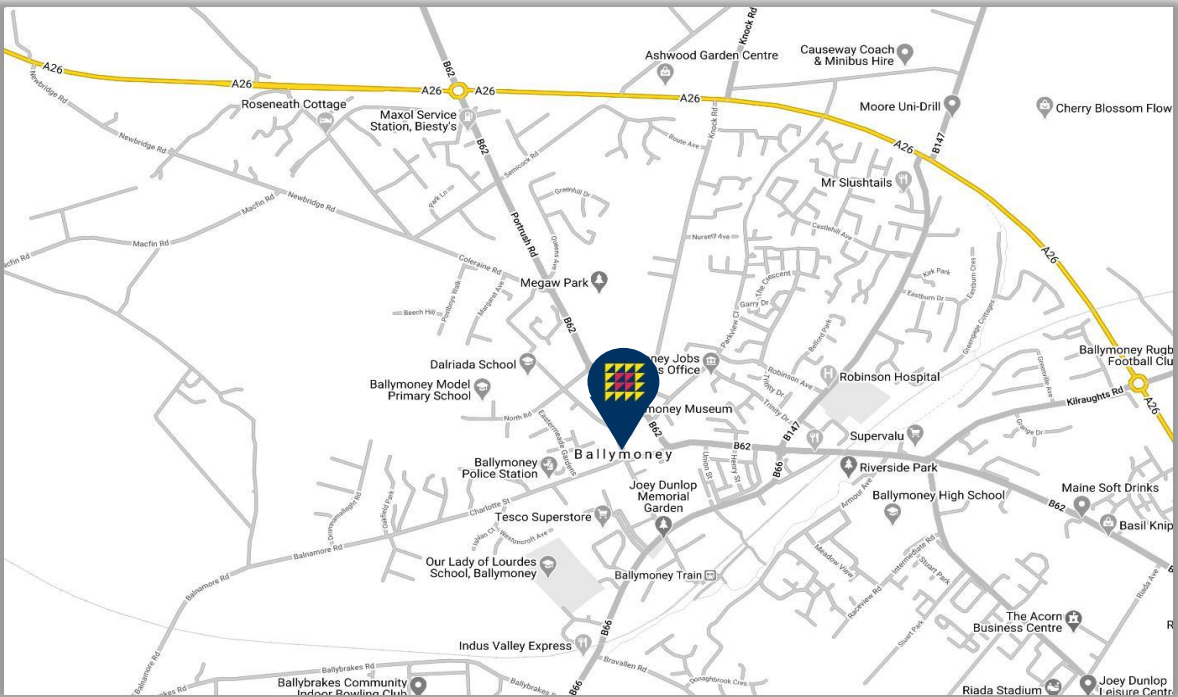
TO LET Prominent Town Centre unit with Hot Food Consent
71 Main Street, Ballymoney, Co. Antrim, BT53 6AN

LOCATION / DESCRIPTION

The subject occupies a prominent position 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. There are on street car parking facilities to the front of the property as well as Church Street Pay and Display Car park c. 3 minute walk away.

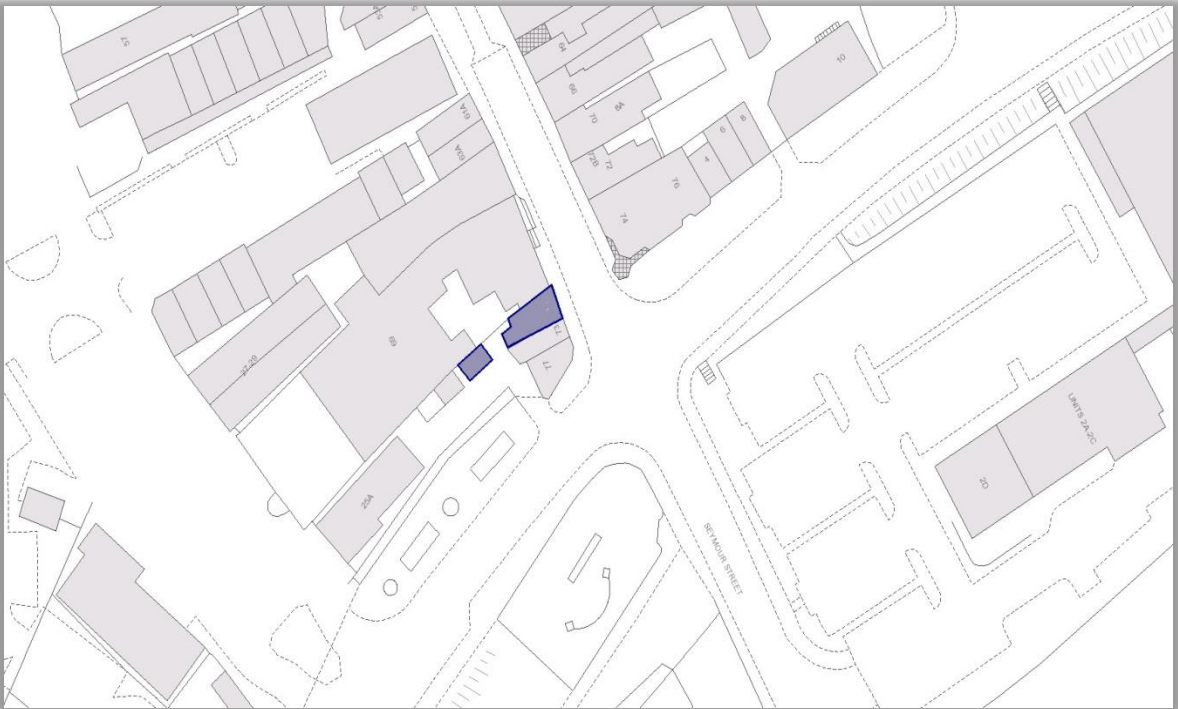
Nearby occupiers include Sarah's Shoes, Piccolo Pizza, The Manor Hotel, Winsome Lady, W J Walkers, McAtamney's Butchers, Gordon's Chemist and Home Bargains. Tesco and the new Lidl store are also within close proximity.

The unit itself is fitted out to a shell standard with tiled walls, spot lighting and double glazed shop frontage onto Main Street. The subject benefits from hot food consent but would be suitable for a range of uses. There is an external store to the rear of the property together with servicing.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Retail Area	39.1	421
External Store	14.7	185
External Store	8.4	90
TOTAL	62.2	696





LEASE DETAILS

RENT:	£8,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring lease

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is to be assessed. The commercial rate in the pound for 2020 / 2021 is £ 0.527603

Please note that all perspective tenants 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



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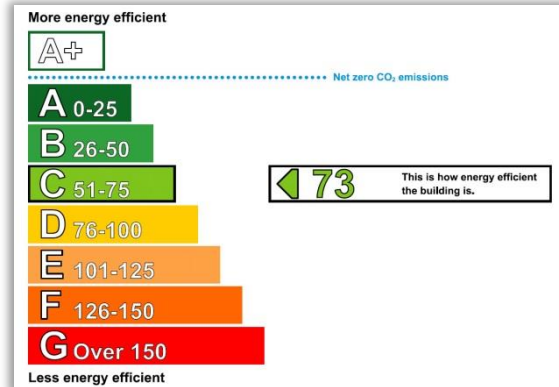
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Our Ref: HT/RM/C4125

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.



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.