



OKT
O'CONNOR KENNEDY TURTLE

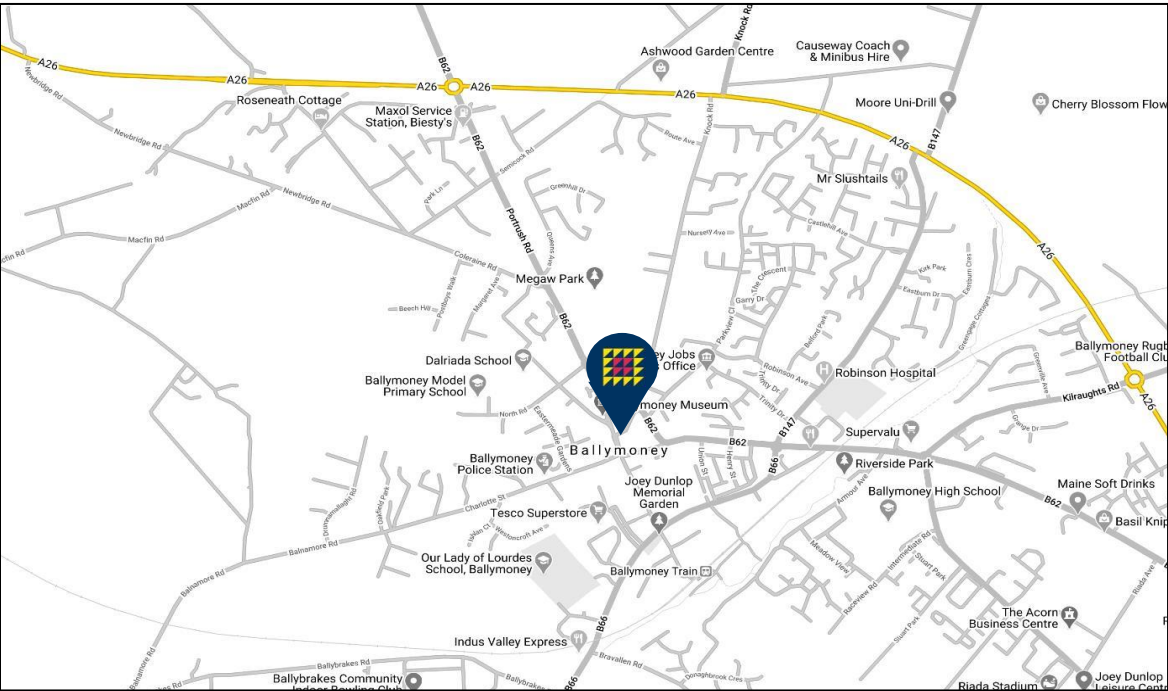
TO LET Prominent Town Centre Retail Unit
9 Church Street, Ballymoney, BT53 6HS

LOCATION / DESCRIPTION

The subject occupies a prominent position on Church Street within Ballymoney Town Centre. Church Street along with Main 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. 2 minute walk away.

Nearby occupiers include Bleu Hair Designs, Ulster Bank, Gordon's Chemist and a number of local Boutiques.

The unit consists ground floor accommodation with shared main door access and WC Facilities, suitable for a range of uses subject to the necessary consents. The building itself has a number of period features providing historic character. The unit is well finished with painted / wallpapered walls and wood flooring. The unit benefits from an air conditioning unit and spot lighting.



ACCOMMODATION

DESCRIPTION

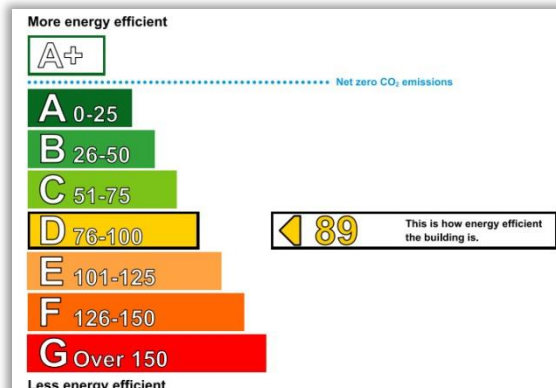
AREA sq m

AREA sq ft

GROUND FLOOR

Retail Area	52	544
WC Facilities (shared)	-	-





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.

LEASE DETAILS

RENT: £5,200 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 £5,350. 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



OKT
 O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
 20-22 Stable Lane
 Coleraine BT52 1DQ
 T +44 (0)287034 4244
 E coleraine@okt.co.uk

CONTACT:

HENRY TAGGART | henry.taggart@okt.co.uk

Our Ref: HT/RM/C4261

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.