



Instinctive
Excellence
in Property.

To Let

Prominent Retail Unit

Unit 1, Thomas House
32 Thomas Street
Ballymena
BT43 6AX

RETAIL



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EPC



Location

Ballymena is a popular commuter town with a population of 42,000 (2011 census) encompassing a wider catchment area which includes Antrim, Ballymoney and Coleraine. The town has excellent road, rail and public transport links to Antrim, Belfast and Londonderry.

The property maintains a prominent position on Thomas Street, with the unit situated a short walking distance to the Fairhill Shopping Centre and other neighbouring occupiers such as TK Maxx and H&M Clothing.

Description

The premises consist of a ground floor retail unit, currently fitted out as a hairdressing salon with additional storage and WC facilities. The atrium is finished to include oak laminate flooring, plaster/painted walls and floor to ceiling windows.

The property would be suitable for alternative uses subject to the necessary planning consent.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Net Internal Area	850	79

Proposed Lease Terms

Term: Negotiable
Rent: On application
Repairs: Full repairing and insuring
Service Charge: £123 plus VAT per annum
On Site Parking: By negotiation

VAT

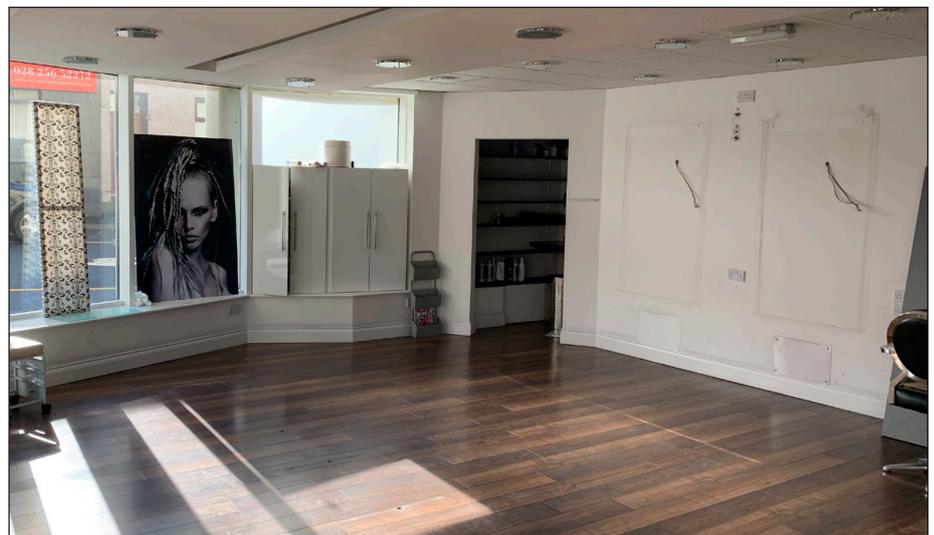
All prices, rentals and outgoings are quoted exclusive of VAT.

Rates

We have been advised by the Land and Property Services of the following:

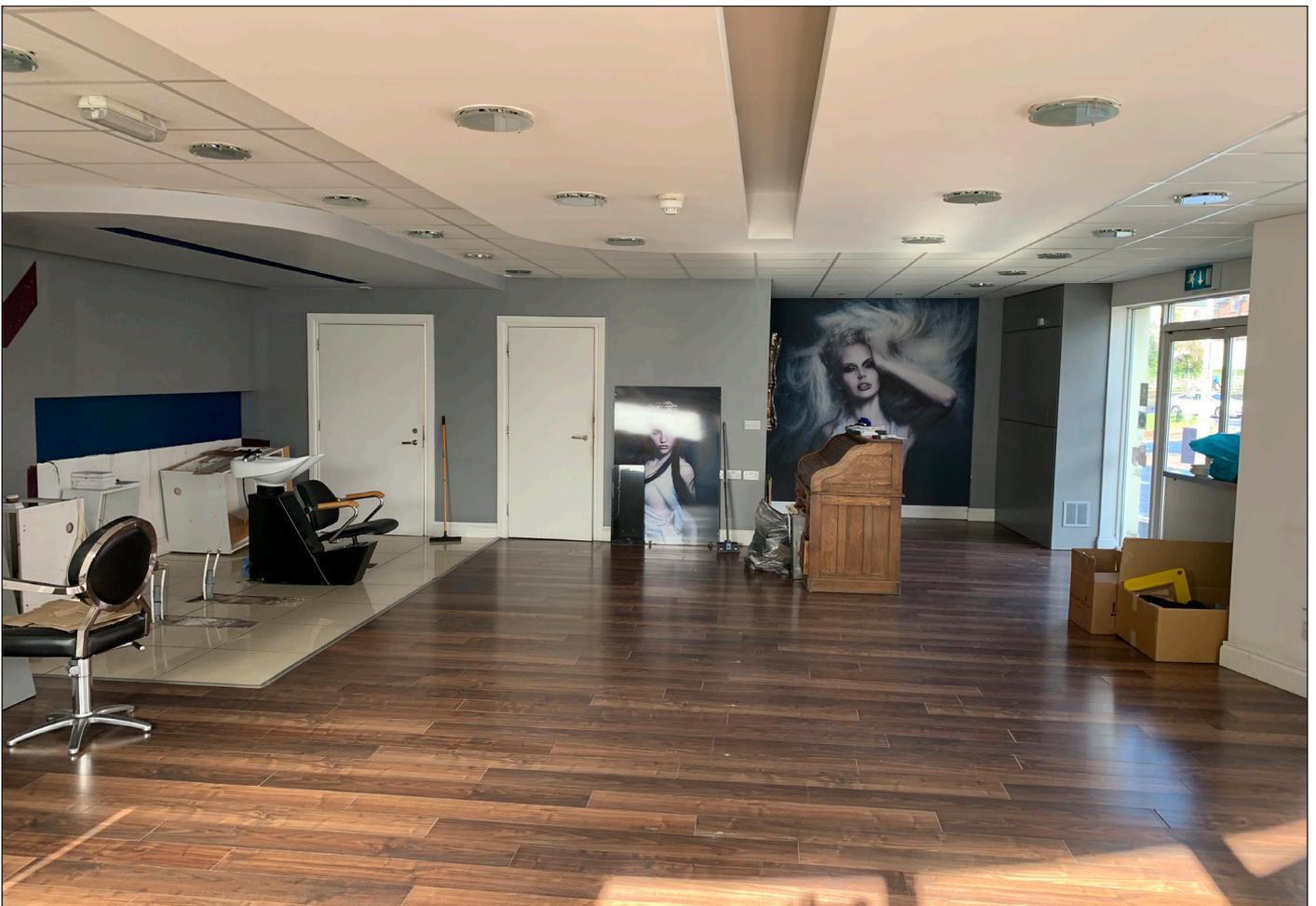
Net Annual Value: £13,400

The non-domestic rate in the £ for 2020/2021- £0.588186.





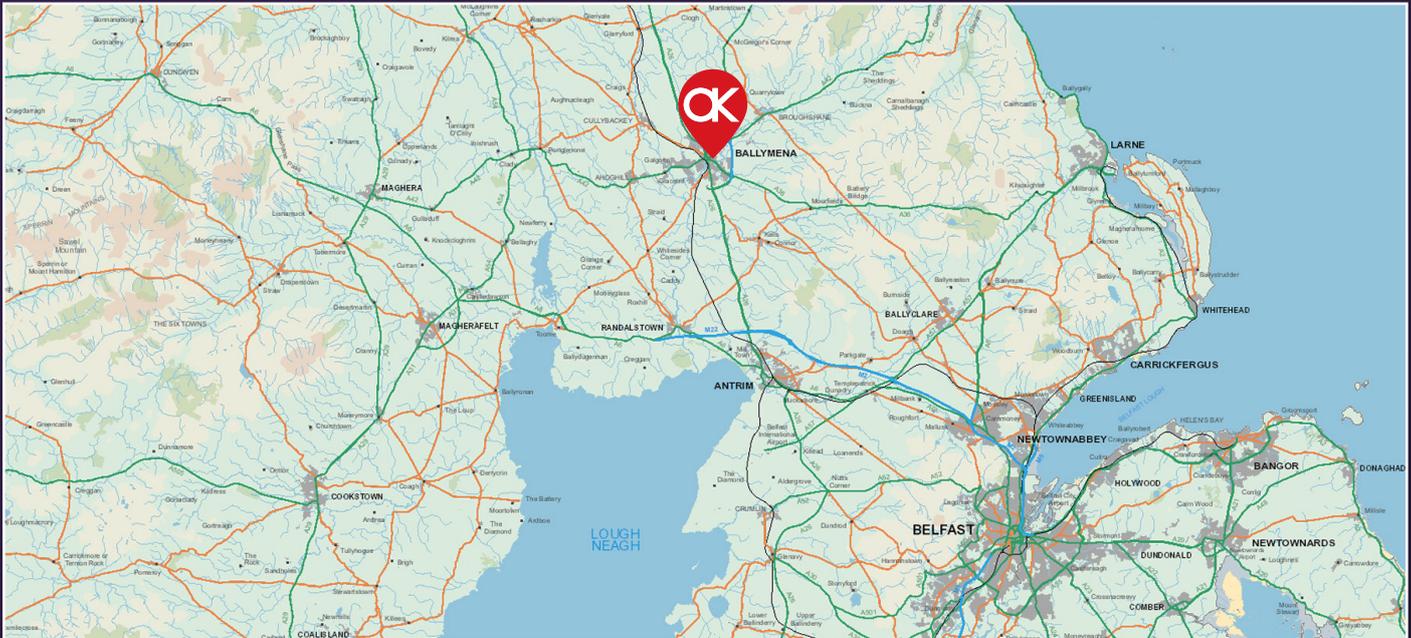
Ground Floor



Ground Floor



FOR IDENTIFICATION PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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