



**Instinctive
Excellence
in Property.**

To Let

**Prominent Retail Unit
c. 1,633 sq ft (c. 151.77 sq m)**

32c Thomas Street
Ballymena
BT43 6AX

RETAIL



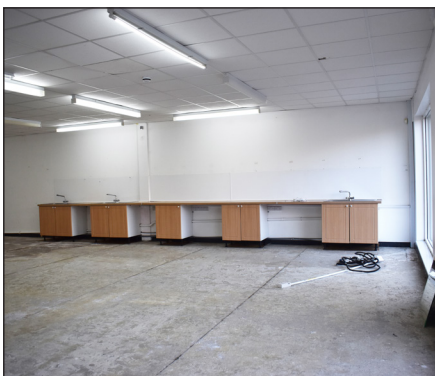
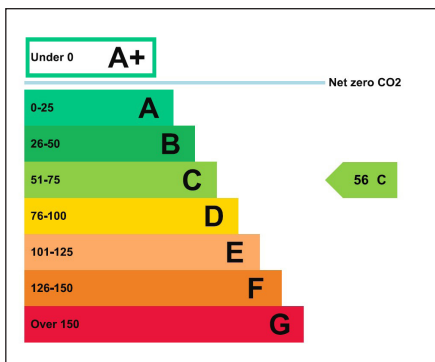
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EPC



Location

Ballymena is a leading provincial town situated approximately 27 miles north of Belfast and is considered one of the province's most vibrant retailing destinations.

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 consists of a ground floor retail shop that benefits from its own individual entrance.

The property would be suitable for a variety of uses subject to planning permission.

The internal specification includes:

- Painted/ plastered walls
- WC / Kitchen facilities
- Storage rooms
- Suspended ceiling
- Fluorescent strip lighting

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
Total	c. 1,633	c. 151.77

Lease Details

Term: Negotiable
Rental: On application.

Incentives available subject to lease length and covenant strength.

Rates

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

Net Annual Value: £15,200
Rate in the £ for 2024/2025: £0.672415
Estimated rates payable: £10,220.71

VAT

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

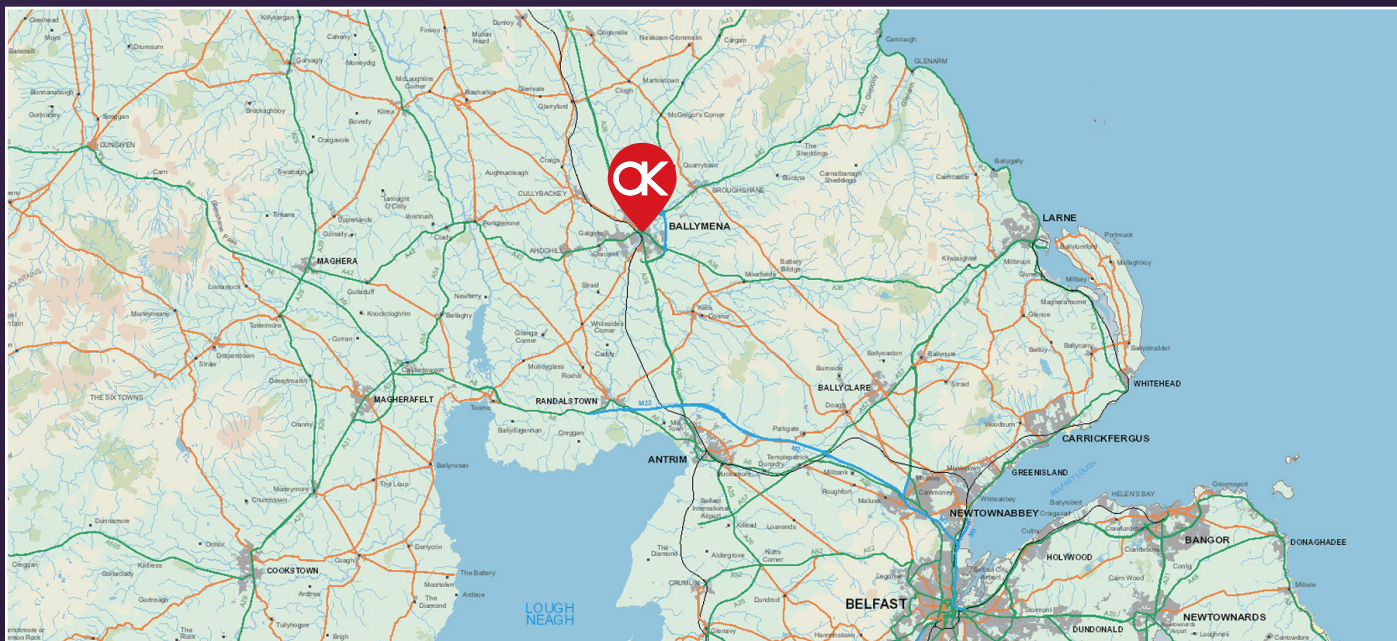
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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