



**78E Main Street, Ballymena, BT42 1BW**

**£5,500 Per annum**

This bright modern commercial unit is located in a retail yard off Main Street, Cullybackey, part of a retail complex with good off street parking facilities, and good access from the Main Street itself.

The premises have been fitted out to a high standard for use as a beauty salon, however the unit would suit a wide range of business purposes. Potential tenants will have the option to reconfigure the unit to suit their individual needs, subject to Landlord approval.



## Property Features

- Modern, well presented commercial unit To Let
- Circa 66sqm/710sqft of ground floor accommodation
- Good off street parking facilities
- Oil fired heating system
- Electric roller shutters
- Security and fire alarm systems installed

## Accommodation

(Dimensions and Areas are approximate)

Total Ground Floor Accommodation circa:  
66sqm/710sqft

NAV : The NAV for Rating purposes is £4,650, this is estimated to equate to an annual rates burden for 2022/2023 of £2,886.24 and may be eligible for small business rates relief.

LEASE: Terms negotiable, normal commercial insuring and repairing terms.

The unit has been partitioned to form the accommodation as listed below, however this configuration can be amended or removed by potential tenants, subject to prior consent from the Landlords.

Finished to a high standard, the unit benefits from suspended ceilings and wood effect laminate flooring throughout, and has been left in excellent decorate order by the previous tenant.

**Reception Area 12'2" x 10'0" (3.71 x 3.06)**

**Front Office 11'7" x 8'0" (3.54 x 2.46)**

Accessed from the main reception.

Large hardwood double glazed shop front window with privacy blinds installed.

Wood effect laminate flooring.

**Treatment Room 1 11'7" x 10'5" (3.55 x 3.18)**

Previously used as a treatment room, with a separate spray tanning room off.

Fitted with a wash hand basin.

PVC back door.

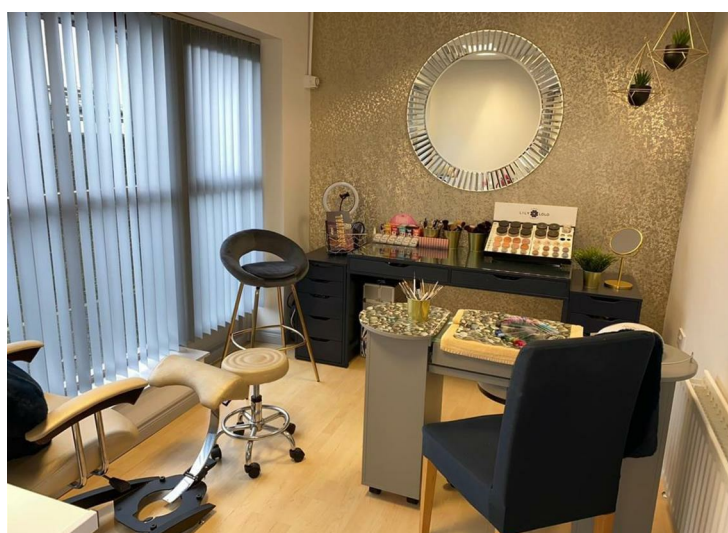
Wood effect laminate flooring.

Built in storage cupboard.

**Spray Tanning Room 7'2" x 3'10" (2.2 x 1.18)**

Tiled floor to ceiling.

Accessed via the Treatment Room





**Treatment Room 2 13'1" x 9'9" (max) (3.99 x 2.99 (max))**

Fitted with a wash hand basin.

Wood effect laminate flooring.

**Kitchen 12'0" x 6'4" (3.68 x 1.95)**

Fitted with a range of eye and low level units.

Laminate work surfaces. Stainless steel sink.

PVC back door.

Wood effect laminate flooring.

**Separate W/C 6'4" x 3'10" (1.95 x 1.18)**

Fitted with a W/C and wash hand basin.



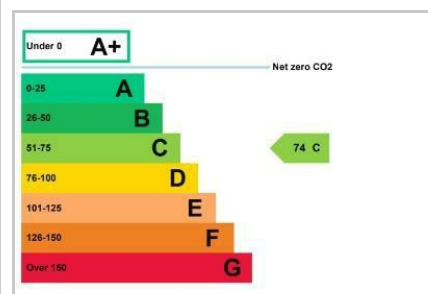




## Area Map



## Energy Efficiency Graph



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42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

