



FOR SALE / TO LET Prominent Three Storey Retail Unit of c.15,196 sq ft
63 – 67 Church Street, Ballymena BT43 6DD



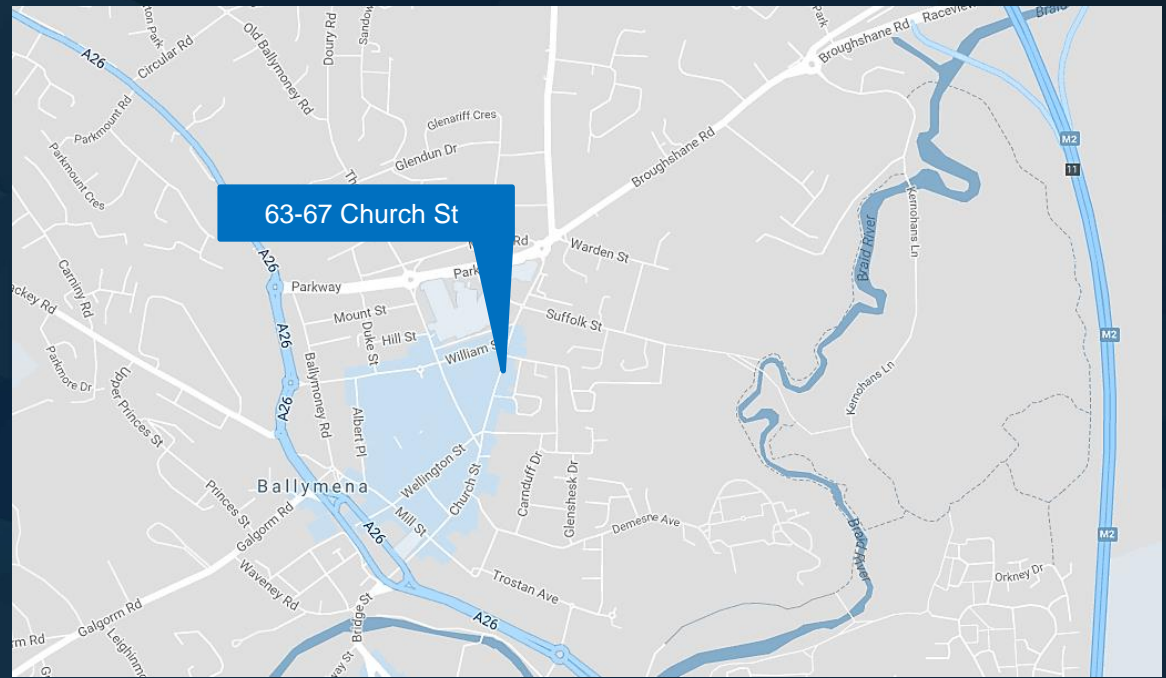
LOCATION / DESCRIPTION

Ballymena is one of Northern Ireland's leading provincial towns with a resident population of c 28,000 and a district population of 58,800. The town is located c. 26 miles north west of Belfast and well served by the Provinces road and rail network.

The subject unit is located on Church Street in close proximity to the junction of Meetinghouse Lane. Neighbouring occupiers include Savers, Barnardos, McKillens, Wallace's and Franklins.

Accommodation is over ground, first and second floors with service access via Meetinghouse Lane.

The property is suitable for a variety of uses subject to grant of any necessary landlord / statutory consents.



ACCOMMODATION

GROUND FLOOR

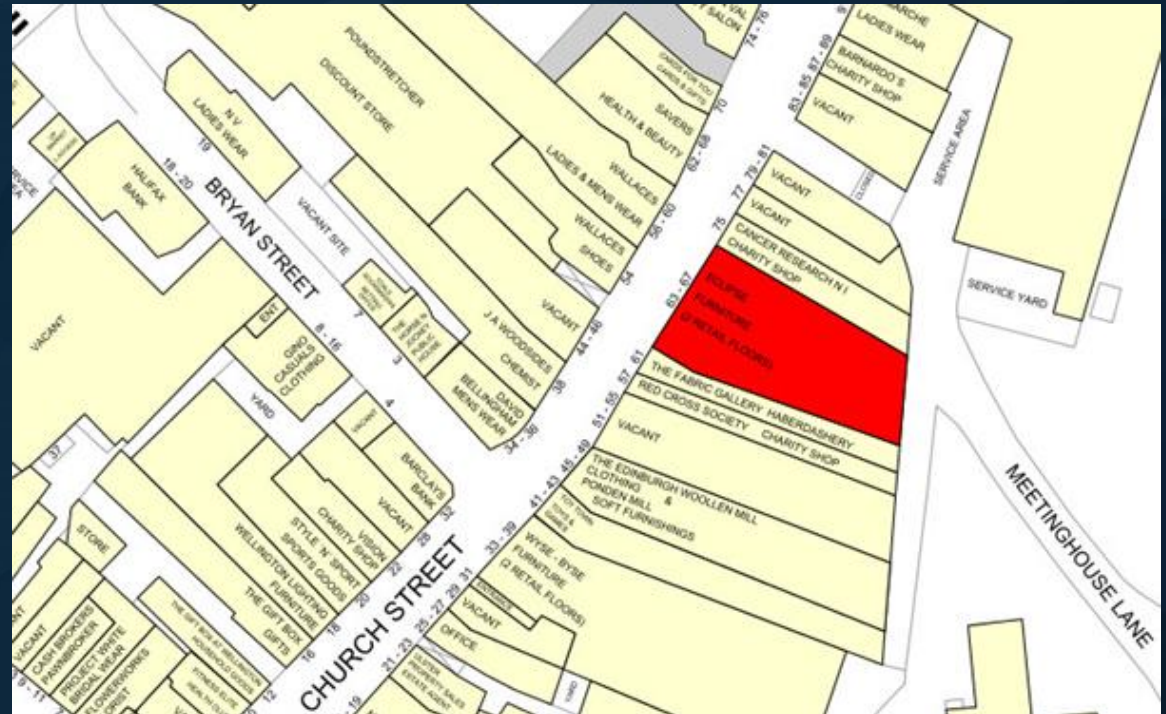
Retail	457 sq m	4,919 sq ft
Stores	73 sq m	785 sq ft

FIRST FLOOR

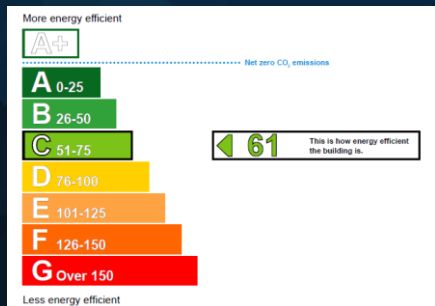
Retail	458 sq ft	4,929 sq ft
Stores	84 sq m	904 sq ft

SECOND FLOOR

Stores	340 sq m	3,659 sq ft
TOTAL	1,412 sq m	15,196 sq ft



EPC





LEASE DETAILS

RENTAL: £35,000 per annum exclusive
TERM: Negotiable
REPAIRS / INSURANCE: Effective full repairing and insuring lease

SALES DETAILS

PRICE: Offers in the region of £350,000
TITLE: Assumed freehold / long leasehold

NAV

We are advised by the Land and Property Service that the current NAV for the subject is £59,800. The commercial rate in the pound for 2018 / 2019 is £0.62874.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS

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Our Ref: MMcN/JP/6166

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