



FOR SALE

Town Centre VAT Free Investment Opportunity Producing an Income of £12,000 Per Annum

8-12 Broughshane Street, Ballymena, BT43 6ED



LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, having a resident population of c. 28,000 persons and a district population of 56,000.

The town is located c. 25 miles north west of Belfast, c. 14 miles from Antrim and is well served by the Province's main road and rail networks.

The subject occupies a prominent position on Broughshane Street within Ballymena's primary retailing area in close proximity to Fairhill Shopping Centre and the new Primark store. Neighbouring occupiers include Ulster Bank, Laura Jones Dental, Juliano's, Rafferty Property and Cameron's Department Store.

DESCRIPTION

The Subject comprises the ground floor retail unit of a prominent period town centre building. The retail unit is let to Nugelato and has been fitted out to a high standard by the tenant, with the accommodation providing a large retailing area, kitchen and ancillary staff accommodation at the rear.

ACCOMMODATION / TENANCY SCHEDULE

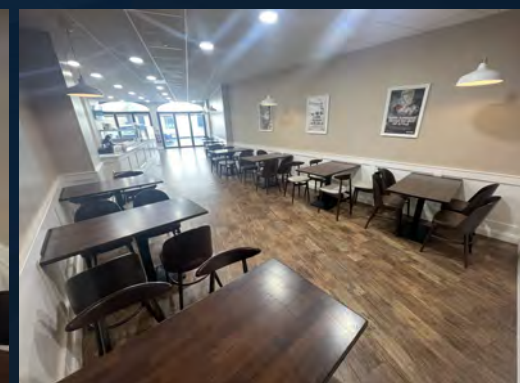
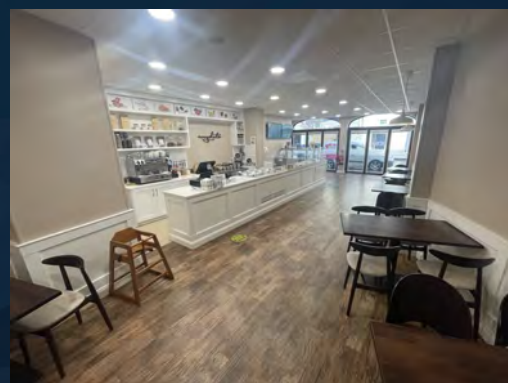
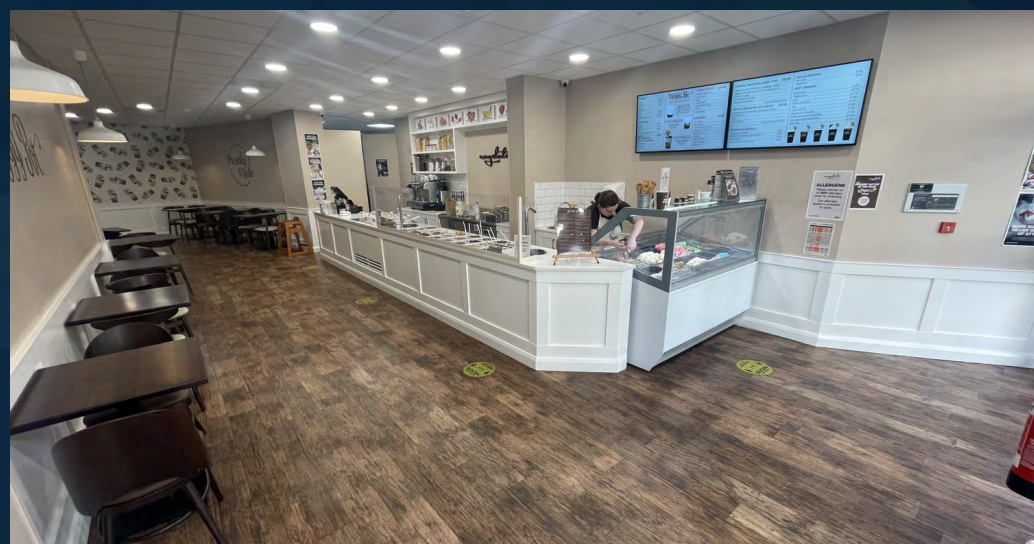
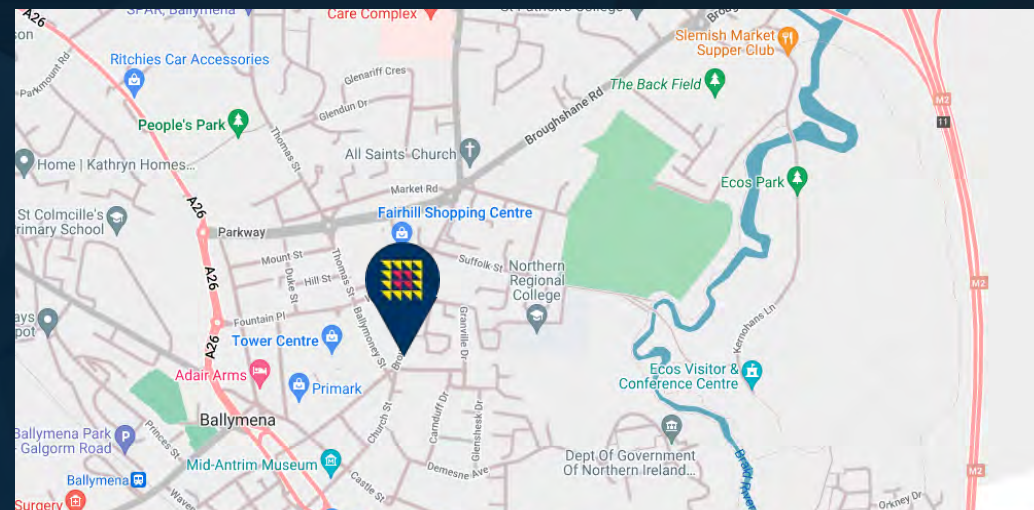
Tenant	Area sq m	Area sq ft	Rent	Term
8-12 BROUGHSHANE STREET—GROUND FLOOR				
Nugelato	C. 194 sq m	C. 2,089 sq ft	£12,000 pa	5 years from 01/07/2021

NAV

We are advised that the current NAV for the subject is £7,250.

The commercial rate in the pound for 2022 / 2023 is £0.601655. (Estimated rates payable is £4,362 per annum.)

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



SALES DETAILS

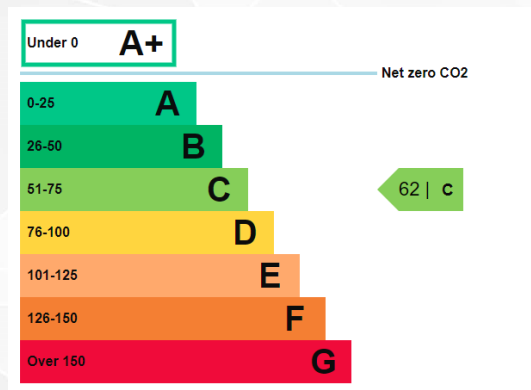
PRICE: We are seeking offers over £137,500

TITLE: We assume the property is held under freehold title

VAT

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

EPC CERTIFICATE



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 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.

FILE NO: 9499

CONTACT DETAILS

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

JAMES CHRISTIE
james.christie@okt.co.uk

RACHEL MORRELL
rachel.morrell@okt.co.uk

028 9024 8181
OKT.CO.UK



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.