To Let Retail Unit

3 Wellington Street, Ballymena, BT43 6AB

McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

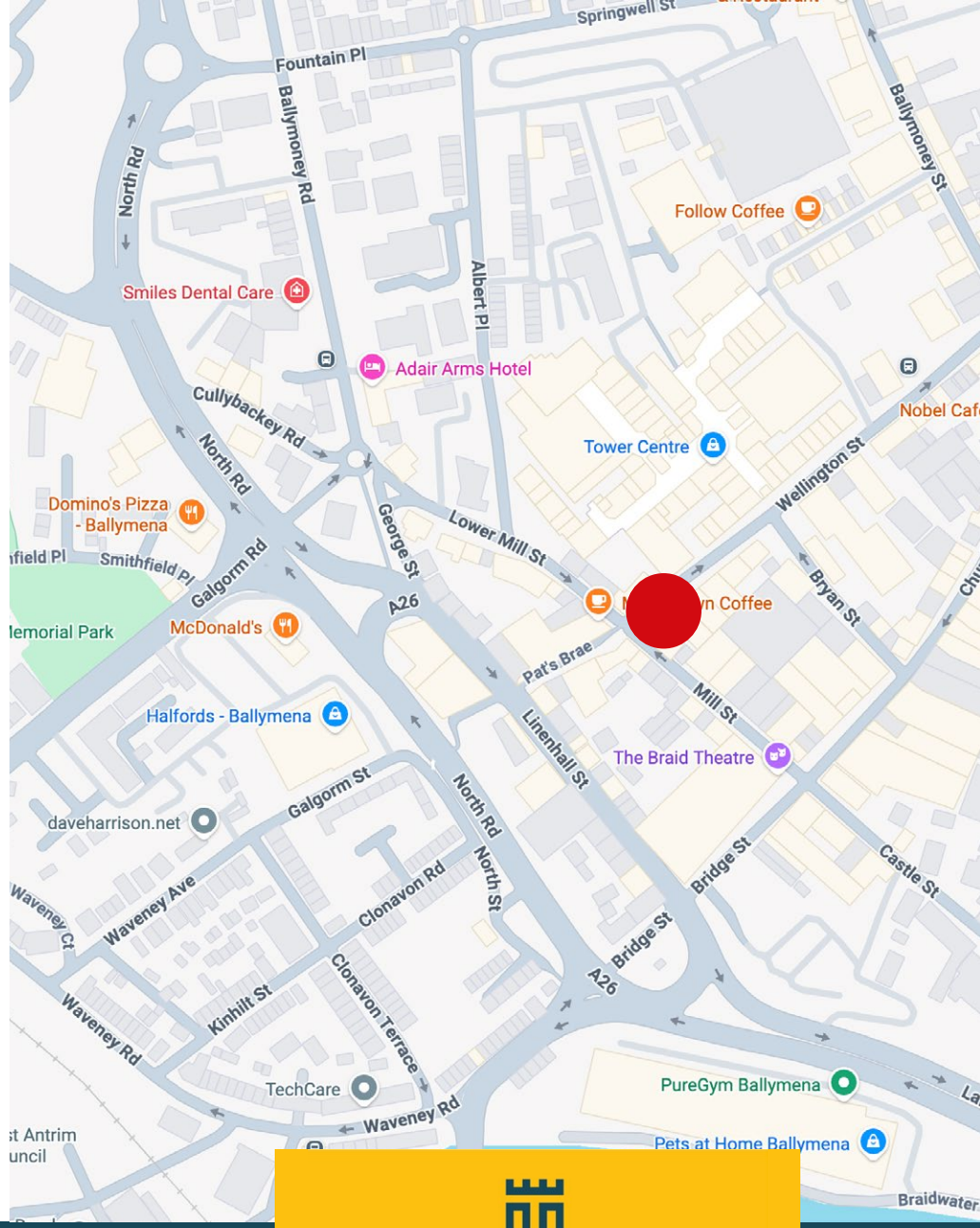
- Well-presented ground-floor commercial premises forming part of a prominent three floor commercial unit.
- Suitable for a variety of retail, beauty or professional service uses, subject to any necessary statutory approvals.
- High-profile corner location in the heart of Ballymena Town Centre, benefiting from strong visibility and passing footfall.

DESCRIPTION

- The subject property comprises a well-presented ground-floor commercial unit forming part of a prominent three-unit commercial building.
- The accommodation provides a flexible commercial space together with ancillary facilities and is currently occupied by an established tenant.
- The unit is finished to a good standard and benefits from a prominent glazed frontage, providing excellent visibility onto Wellington Street. Internally, the premises benefit from painted walls, suitable flooring, lighting and toilet facilities.
- The property occupies a high-profile corner position at the junction of Wellington Street and Mill Street in the heart of Ballymena Town Centre, benefiting from strong visibility and passing pedestrian and vehicular traffic.

LOCATION

- The subject unit occupies a high-profile location at the junction of Wellington Street and Mill Street in Ballymena Town Centre.
- The subject is located close to the entrance of the Tower Centre, while the surrounding area comprises a mix of national and local retailers and commercial occupiers.
- Ballymena is a popular provincial town located approximately 20 miles north of Belfast, serving an extensive area of Co. Antrim, with excellent accessibility to the rest of NI via the motorway and railway network.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	54.23	583
	Teapoint	3.64	39
Total NIA		**57.87**	**622**

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years
Rent Reviews	Upwards Only every 3/5 years.
Rent:	£10,000 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES INFORMATION

NAV: £7,500

Rate in the £ 2026/27: 0.717066666667

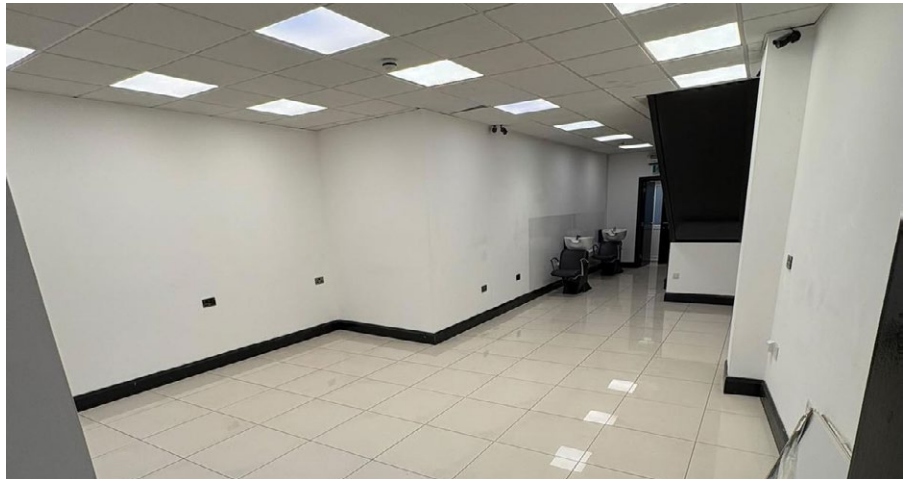
Rates payable 2026/27 = £5,378

(inclusive of Small Business Rates Relief)

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The Property may be liable for VAT.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Nathan Macauley
nm@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors
One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

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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/uksi/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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.

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