



31-33 Broughshane Street, Ballymena, BT43 6EB

£20,000 Per annum

Located in Ballymena's traditional town centre, this spacious commercial premises offers circa 2,644 sqft (c. 245.63sqm) of ground floor space on one of the most active town centre streets.

Both the Fairhill Shopping Centre and the Tower Centre are within easy walking distance of the unit, as are two Pay & Display Car Parks.

Broughshane Street is home to a number of recognisable business names, with Camerons of ballymena located directly adjacent to the premises.

Property Features

- Prime Town Centre Ground Floor Premises
- Located on a prominent position along Broughshane Street within the town centre
- Net Internal Area c. 2,644sqft (c. 245.63sqm)
- Previously set up as a retail premises and is largely set out as open plan space
- The property is fronted onto one of the towns main trading thoroughfares
- Located within easy walking distance of two Pay & Display Car Parks
- NAV of £16,700, which equates to a rates burden of £11,229.33 for 24/25
- Surrounded by a number of recognisable names, including Camerons of Ballymena

Accommodation (Dimensions and Areas are approximate)

Lease Details

Rent: £20,000 per annum

Lease Details: Terms Negotiable

Rates: Tenant Responsible (NAV of £16,700, which equates to a rates burden of £11,229.33 for 24/25)

Insurance: Landlord to insure, tenant to reimburse

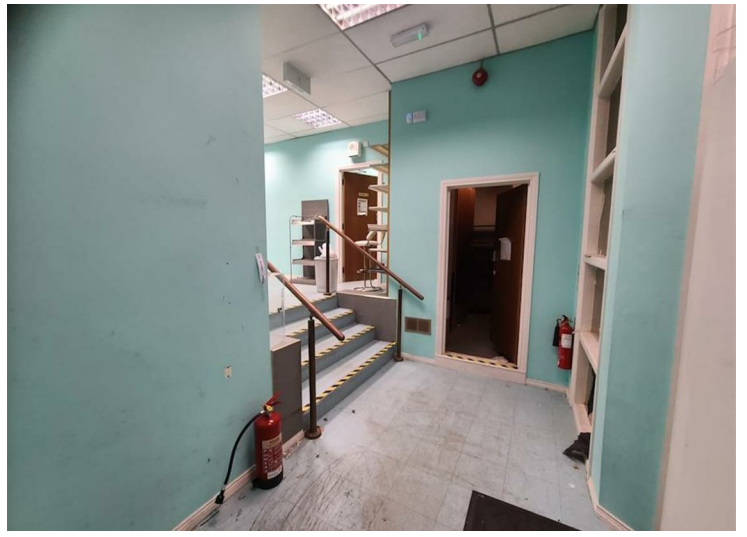
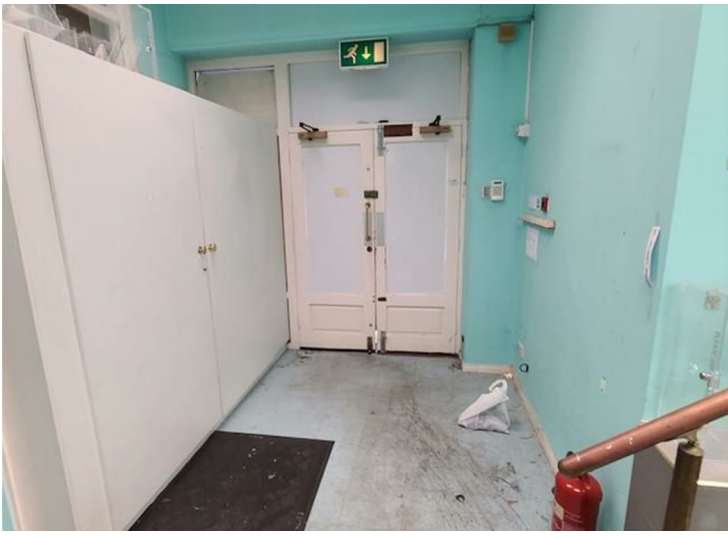
Repairs: Full Repairing

VAT: Outgoings and rentals are quoted exclusive of but may be liable to

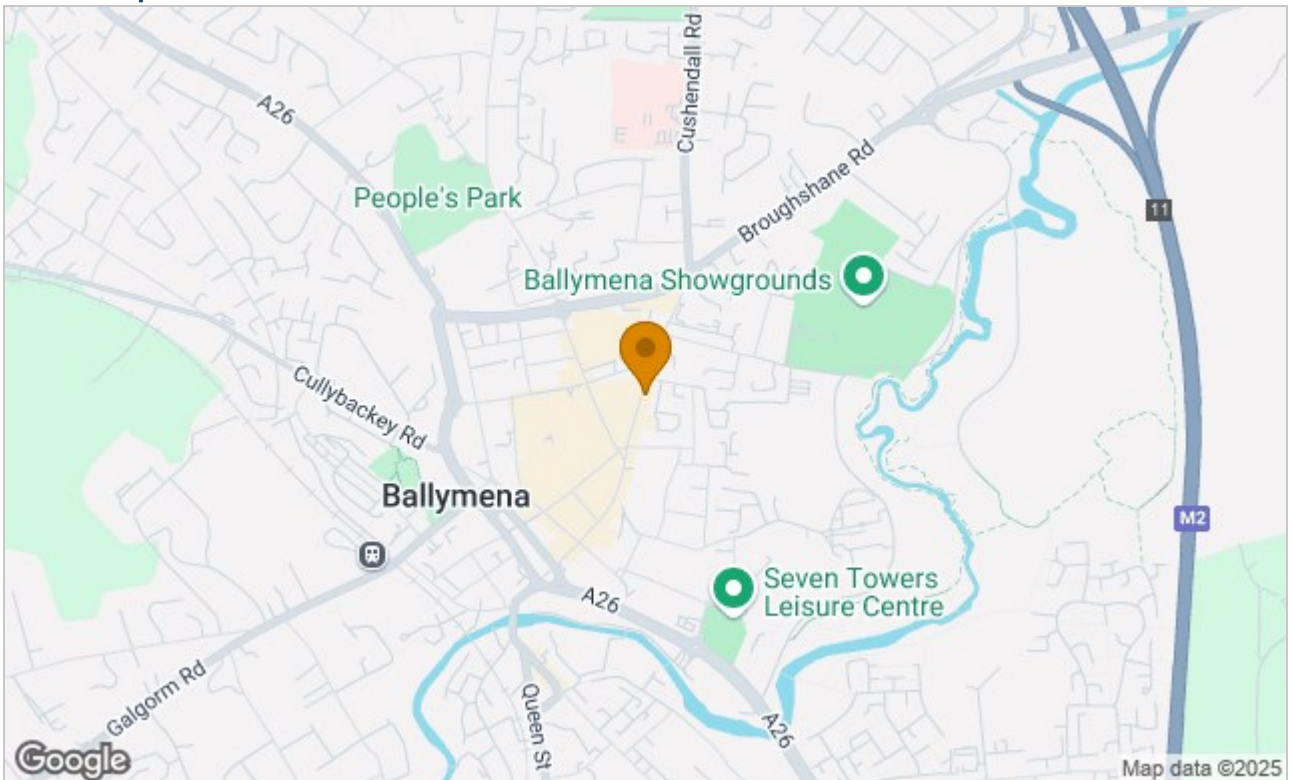
NAV: £16,700

Joint Agent: NRE





Area Map



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