

**NO
VAT
Applicable
On
Rent**



For Identification Purposes Only

To Let

Unit 1 Manor House, 19/21 Main Street Ballymoney BT53 6AN

Excellent Retail Unit in Heart of Ballymoney Town Centre

BEACON
PROPERTY

Location

Ballymoney is just off the A26 and serves a good rural hinterland, situated approximately 9 miles from Coleraine and 21 miles from Ballymena.

The compact unit is fitted out to a good standard with provision for WC.

Neighbouring occupiers include Ground Espresso, Subway, Mc Atamney's Butchers, Bob n Berts, Gordons Chemist, Barnardos and KRD Credit Union.

Description / Accommodation

The subject unit benefits from a suspended ceiling with recessed lighting and carpet flooring.

The premises comprise ground floor accommodation of the following approximate net internal areas:-

Description	Sq. ft	Sq. m
Ground Floor	867	80.55

Lease Details

Term: 10 year lease with standard upward only rent review every 5 years

Rent: £10,500 per annum exclusive

Repairs: Effective full repairing & Insuring terms by way of provision for an ad hoc service charge for maintenance and repair of external areas / structure & communal areas. A management fee of £525 + VAT per annum shall apply.

Building Insurance:

The tenant is to reimburse the landlord in relation to a fair and reasonable proportion of the insurance premium.

Deposit: A rental deposit may be required dependent upon covenant strength being offered.

NAV

NAV: £8,350
Rate in £ 2025 / 26 £0.696348
Rates Payable (Approx) £5,815 per annum

*Please note the subject property may be entitled to qualify for the 'Back In Business' rate support scheme (50% rates saving for 2 years) or the Small Business rates relief scheme which could result in a 20% reduction in rates liability.

Interested parties should satisfy themselves in relation to either scheme and ability to secure either support. *

VAT

We understand the property is not VAT elected and so VAT will not be chargeable on the rental figures.

Availability

The subject unit is available immediately for fit-out and occupation subject to a lease agreement being entered into.



