

# **To Let** Unit 1 Manor House, 19/21 Main Street Ballymoney BT53 6AN **Excellent Retail Unit in Heart of Ballymoney Town Centre**



#### 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 Expresso, 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: Rate in £ 2025 / 26 Rates Payable (Approx) £8,350 £0.696348 £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.

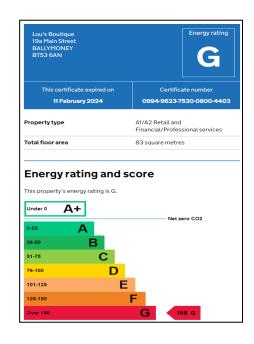
Interested parties should satisfy themselves in relation to either scheme and ability to secure either support. \*

#### 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.









For further information or to arrange a viewing, please contact:-Liam McAuley +44 (0)28 9521 9319 +44 (0)7904 007114

Liam@beaconpropertyni.co.uk

Beacon NI Property Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Beacon NI Property Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute

the whole or any part of an offer or contract; ii) Beacon NI Property Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Beacon NI Property Ltd has any authority to make or give any representation or warrants satisfy themselves as to the applicable or the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or tenses satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Beacon NI Property Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.

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 Beacon NI Property Ltd. 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.