

# To Let

## 19 Linenhall Street, Ballymoney

**nre**  
northern real estate  
we value property

### Summary

- Highly Visible Commercial Premises.
- The property is situated on a highly prominent corner site within the town with easy access to the town centre and a number of the towns main DOE car parks.
- Net Internal Area of approx c.735 sq ft (c.68.28 sq m).
- The unit is finished to a good standard and has been recently renovated.
- Ideally suited to a start up business or someone wishing to benefit from increased visual presence.
- Available immediately.

**Retail / Office Unit**

**£7,800 per annum**





Accommodation

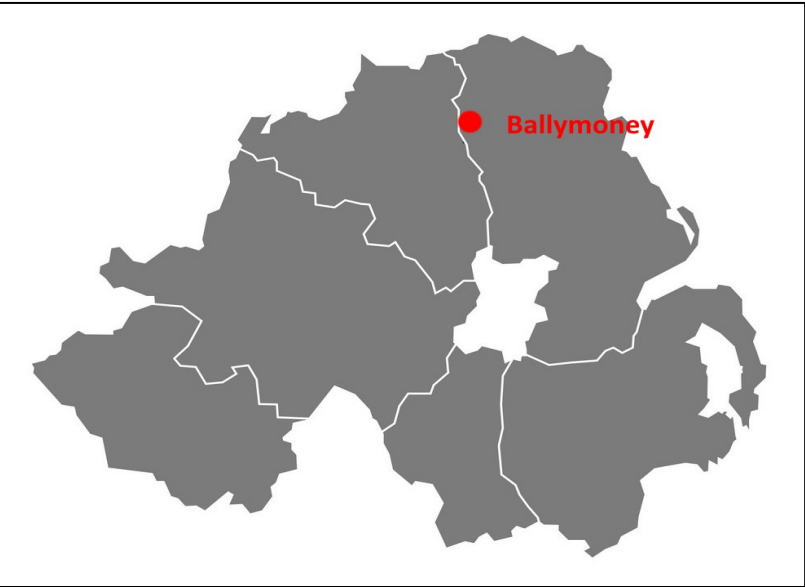
Net Internal Area

Total:  
c. 735 sq ft                      c. 68.28 sq m

Retail  
c. 694 sq ft                      c. 64.50 sq m

Kitchen  
c. 41 sq ft                      c. 3.82 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:  
£7,800 per annum

Term:  
Terms Negotiable

Rent Reviews:  
Every 3 years

Rates:  
Tenant Responsible

Insurance:  
Landlord to insure, tenant to reimburse

Repairs:  
Internal, Plate Glass & Roller Shutter Repairing.

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

NAV:  
£5,400

Non-Domestic Rate in £:  
0.588556

EPC:



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