

# To Let

## 19 Linenhall Street, Ballymoney

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**Retail / Office Unit**

## 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.

**£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

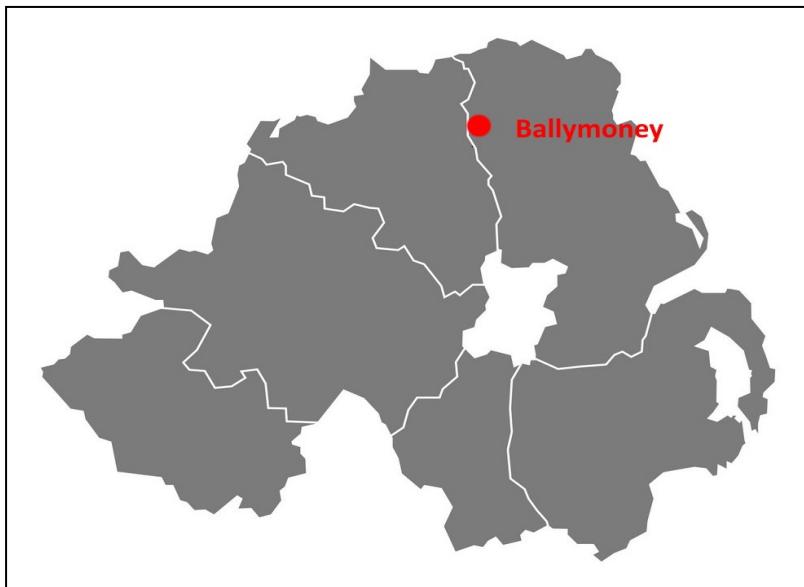
### Kitchen

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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