



# To Let (Via Sub Lease)



**Prominent  
Central Unit**



**4 Bryan Street, Ballymena,  
Co Antrim BT43 6DN**

## Location and Description:

Ballymena is one of Northern Ireland's largest and most affluent Provincial towns with a population of c. 57,000 persons and a strong retailing centre, c. 21 miles from Belfast.

This prominent unit is located on Bryan Street which runs between Wellington Street and Church Street in the heart of the town.

The units benefits from air conditioning and security alarm.

The surrounding area includes a mix of office users, retailers, banks and other amenities.

Suitable for a wide variety of uses, subject to planning, where required.

## Lease Details:

RENT: Offers Around £8,500 per annum

TERM: Up to c. 10 years within existing term.  
Lease Expiry: 31/01/2024

## VAT:

All prices, outgoings etc quoted are exclusive of, but may be subject to VAT.

## EPC: (Energy Performance Certificate)

Rating: G164 RPN: 0080-0537-8669-2590-9092

## Viewing / Further Information:

Further details can be obtained from Agents:

O'Connor Kennedy Turtle  
20 / 22 Stable Lane  
Coleraine BT52 1DQ

Our Ref: HT/PD/C3332

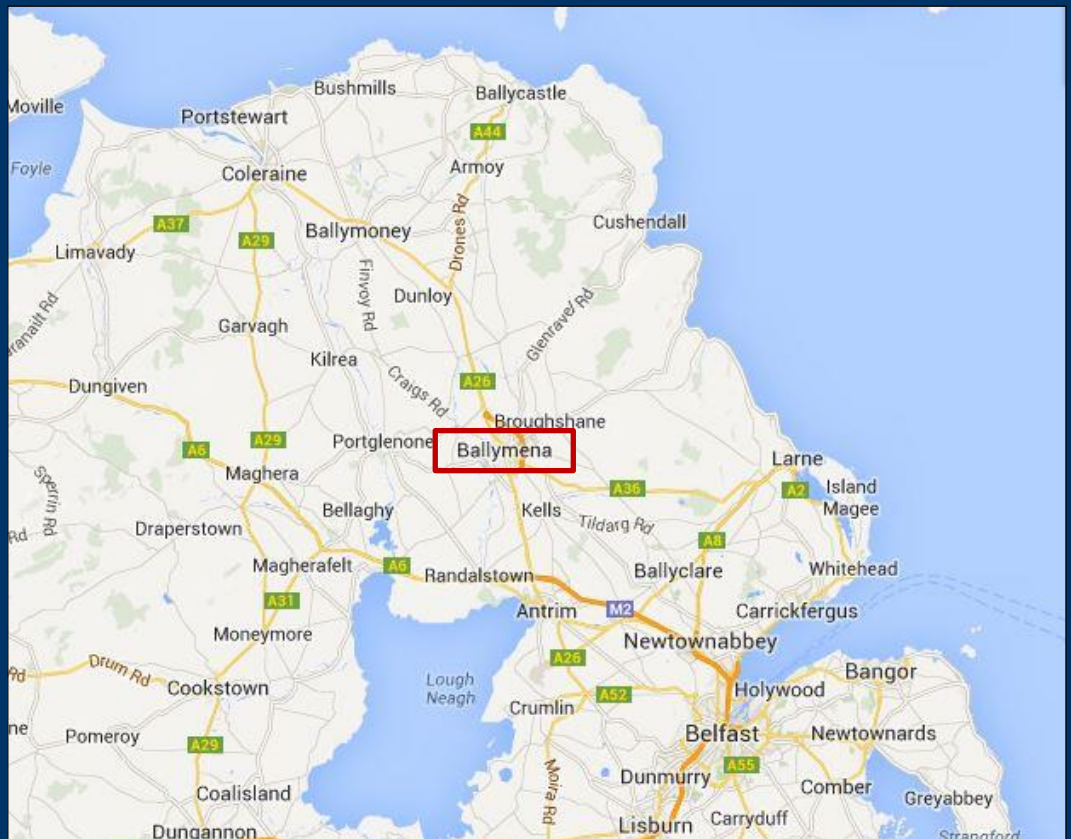
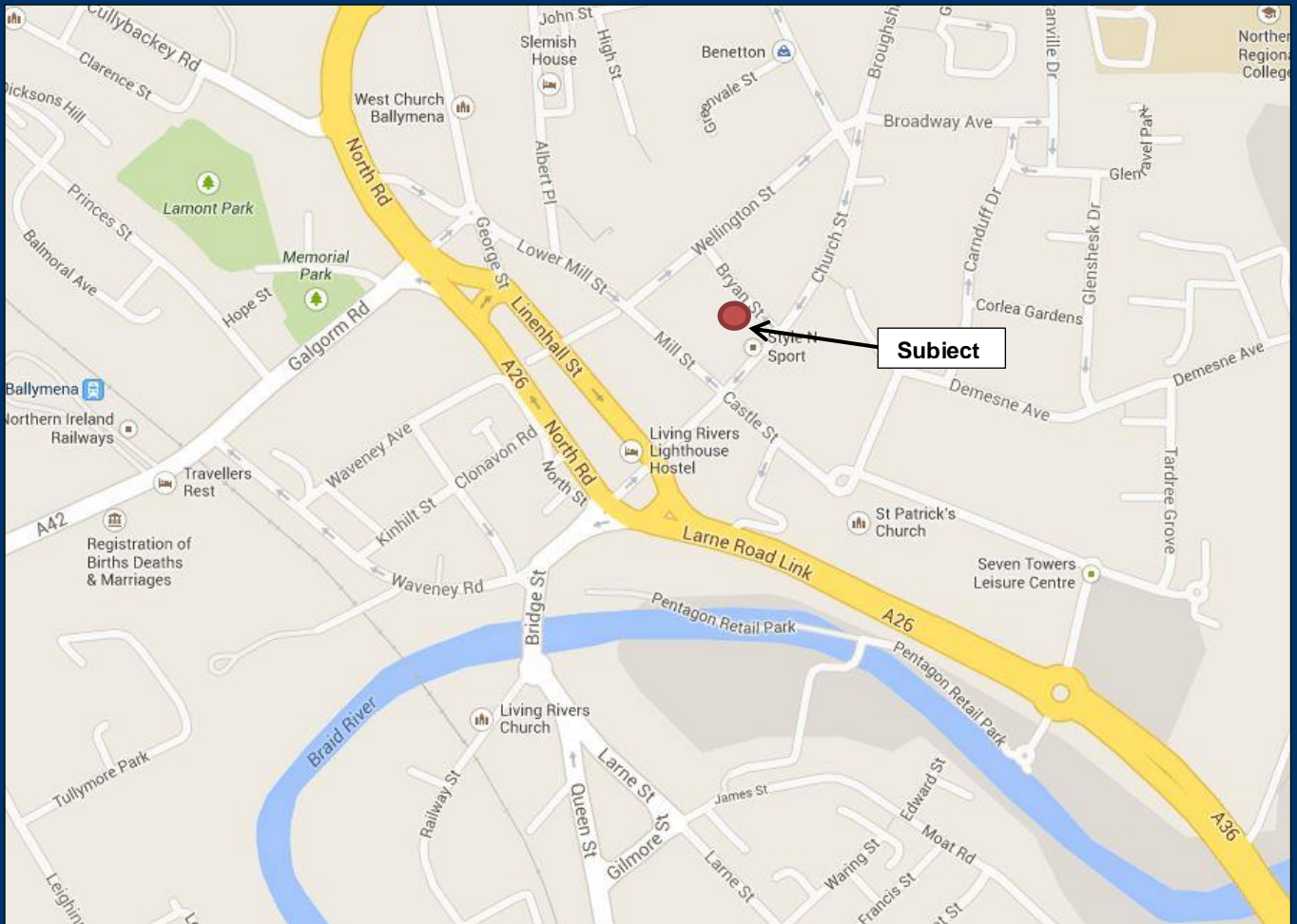
Tel: 028 7034 4244

Web: [www.okt.co.uk](http://www.okt.co.uk)

Contact: Henry Taggart ([henry.taggart@okt.co.uk](mailto:henry.taggart@okt.co.uk))

## Accommodation:

	Sq Ft	M <sup>2</sup>
Shop	437	40.5
Office	62	5.8
Kitchen	41	3.9
Store	10	1.0
Wc	24	2.2
	<b>574</b>	<b>53.4</b>



**Chartered Surveyors  
Property Consultants**

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