



Instinctive
Excellence
in Property.

To Let

Drive Thru Restaurant/Retail Opportunity
2,800 sq ft (260 sq m)

Broughshane Street
Ballymena
BT43 6EE

RESTAURANT/RETAIL



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Location

Ballymena is a leading provincial town situated approximately 28 miles north of Belfast, serving an extensive area of County Antrim. The site is prominently located on Broughshane Street which is the main street leading to the town centre. It is in close proximity to the main Fairhill Shopping Centre entrance and the Chapel roundabout, fronting onto the Texaco garage forecourt. The Co-Operative Convenience Store and Barnardos are adjacent to the site.

Description

The site occupies a prominent corner location fronting onto the Texaco forecourt and can be accessed via Broughshane Street and Garfield Drive. Our client owns the surrounding land which includes a Co-Operative Food Store, Barnardos Charity Shop and Texaco forecourt. Part of the surrounding land includes an entrance via Broughshane Street which runs around the back of the site and naturally lends itself to a potential drive-thru operation.

Proposed Opportunity

Our client is seeking expressions of interest from parties interested in leasing the yet to be built unit.

Accommodation

| Description | Sq Ft | Sq M |
|-------------|-------|------|
| Total Area | 2,800 | 260 |

Lease Details

- Term:** By negotiation
- Rent:** On application
- Rent Reviews:** Upward only, every 5th year
- Service Charge:** A service charge will be levied to cover a fair proportion of the overheads relating to the common areas including repairs, maintenance, public liability, buildings, insurance and management fees.

Rates

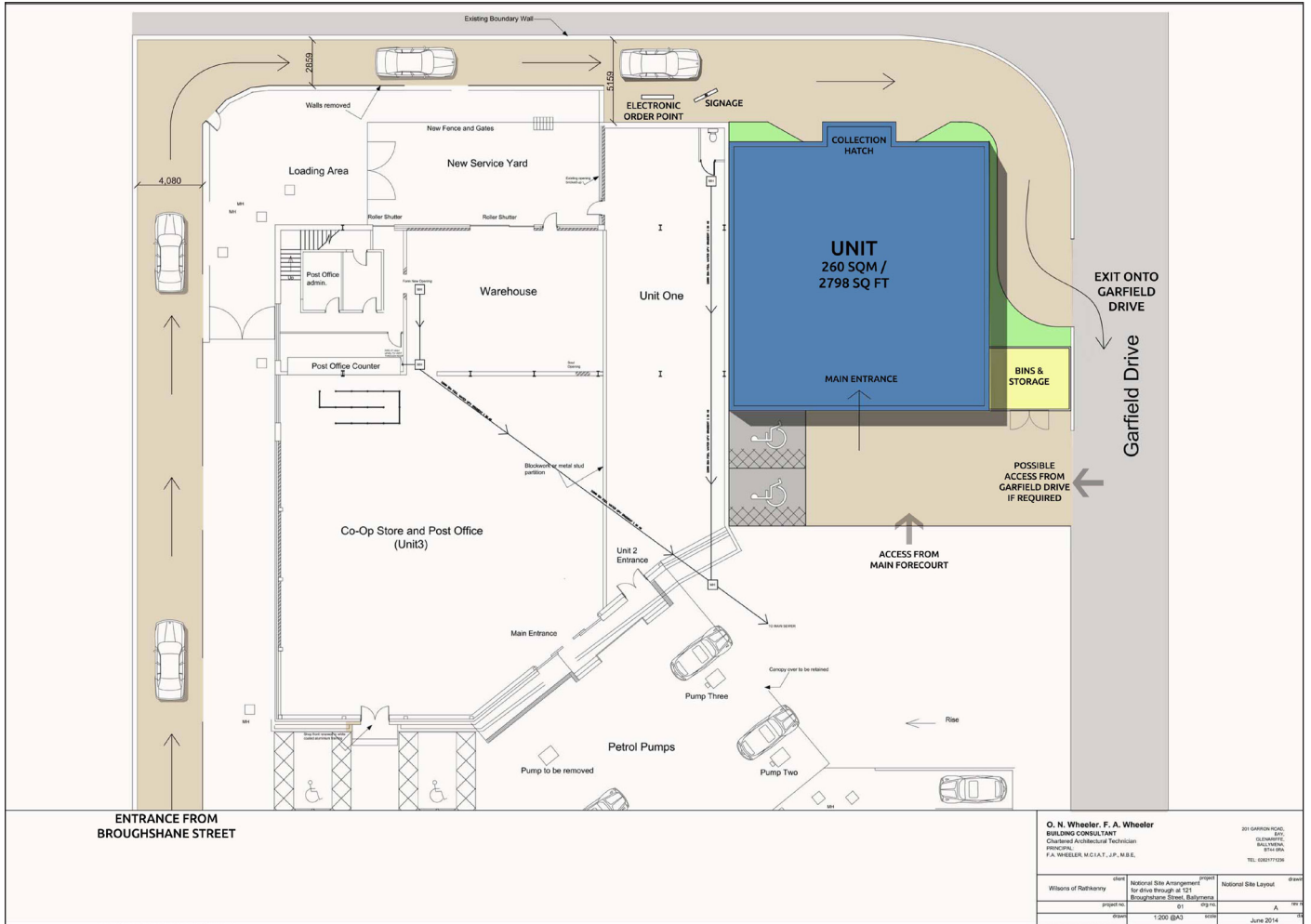
Yet to be assessed.

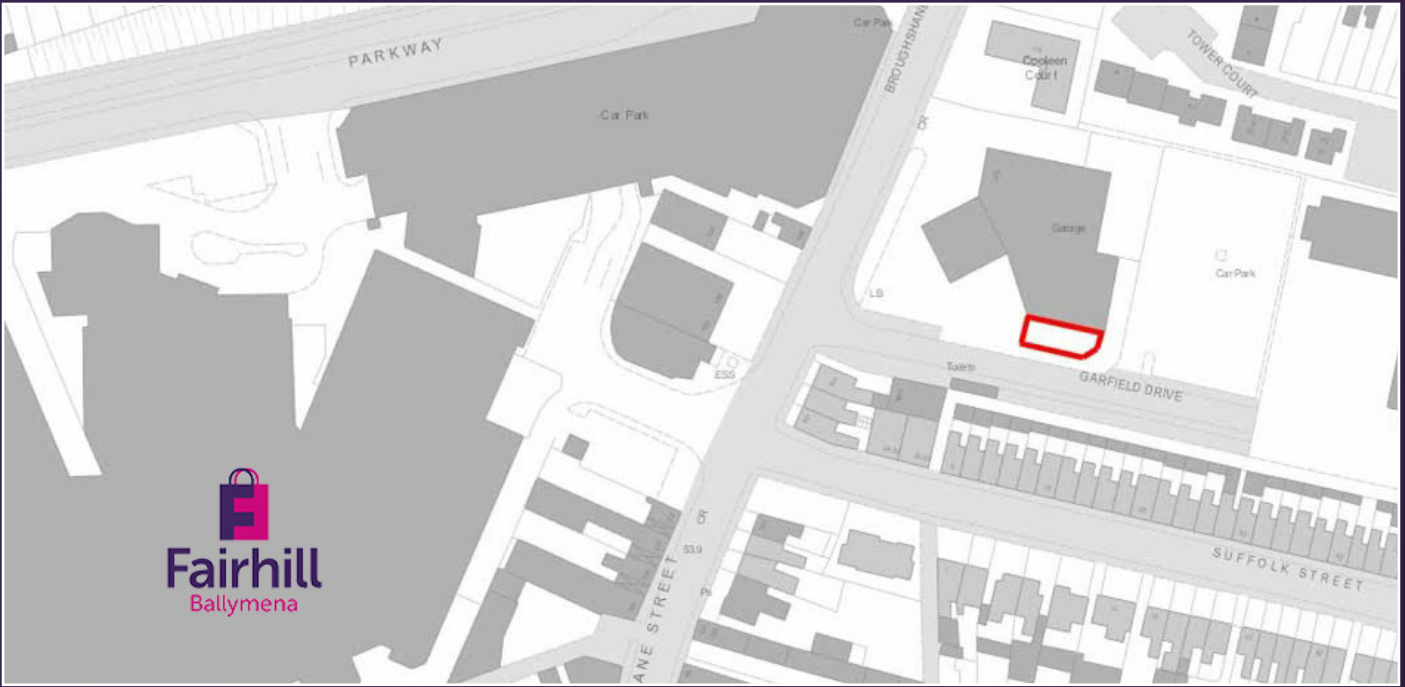
VAT

The property will be elected for VAT.

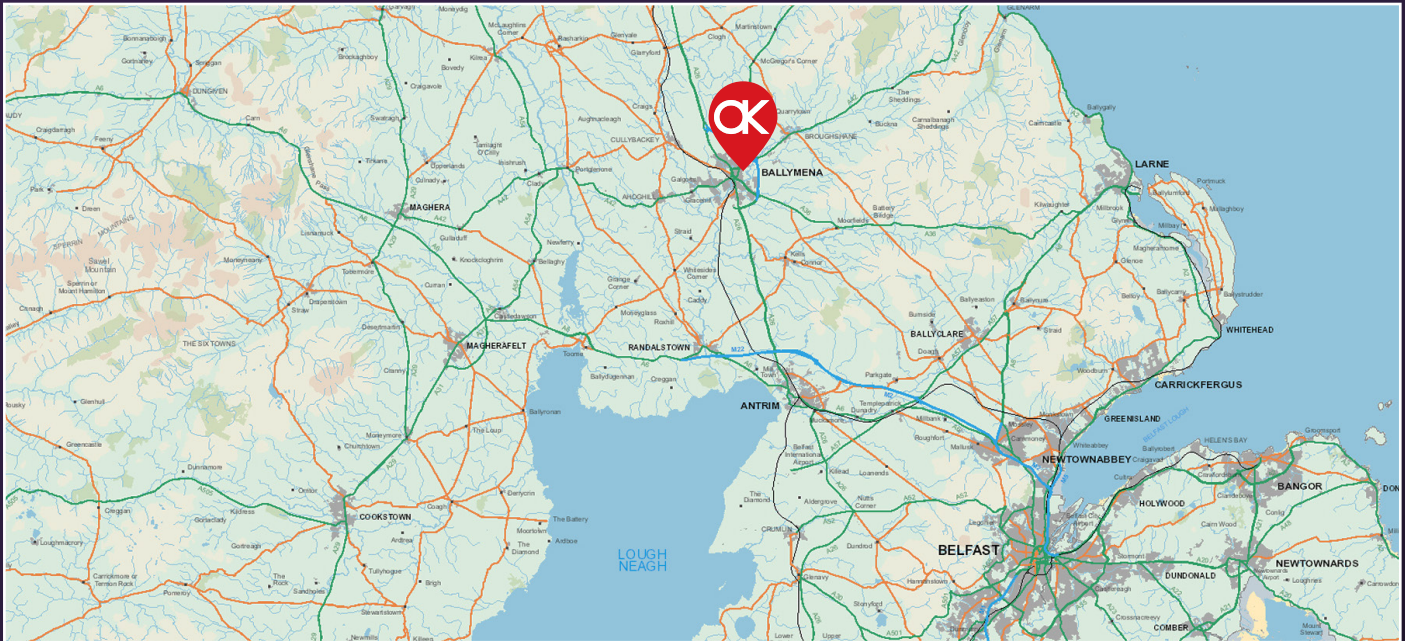


Indicative Layout Drawing





FOR IDENTIFICATION PURPOSES ONLY



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