



Instinctive  
Excellence  
in Property.

# To Let

Prime Retail Unit  
8,937 sq ft (830.36 sq m)

41 High Street  
Ballymena  
BT43 6DT

RETAIL



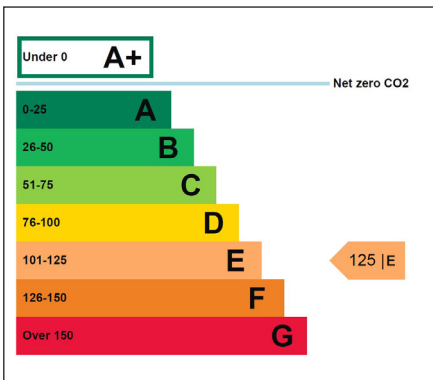
# To Let

## Prime Retail Unit 8,937 sq ft (830.36 sq m)

41 High Street  
Ballymena  
BT43 6DT

**RETAIL**

### EPC



### Location

Ballymena is a leading provincial town situated approximately 27 miles north of Belfast and is considered one of the province's most vibrant retailing destinations.

The subject premises occupy a prominent position on High Street adjacent to the Tower Centre where occupiers include Primark, B & M, Boots, Costa Coffee and an Iceland food store currently trades directly next door to the property.

### Description

The building comprises a single span steel portal frame warehouse proofed in aluminium cladding. The unit will effectively comprise a shell finish providing sales and storage areas over ground and first floor.

The first floor is accessed by either the staircase or passenger goods lift at the rear. The unit further benefits from extensive glazing to the front and is serviced at the rear via High Street. A large multi-storey car park is situated adjacent the property while a surface car park on John Street is in close proximity.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	5,419	503.52
First	3,518	326.84
<b>Total Area</b>	<b>8,937</b>	<b>830.36</b>

### Rates

We have been advised by the Land and Property Services of the following rating information:

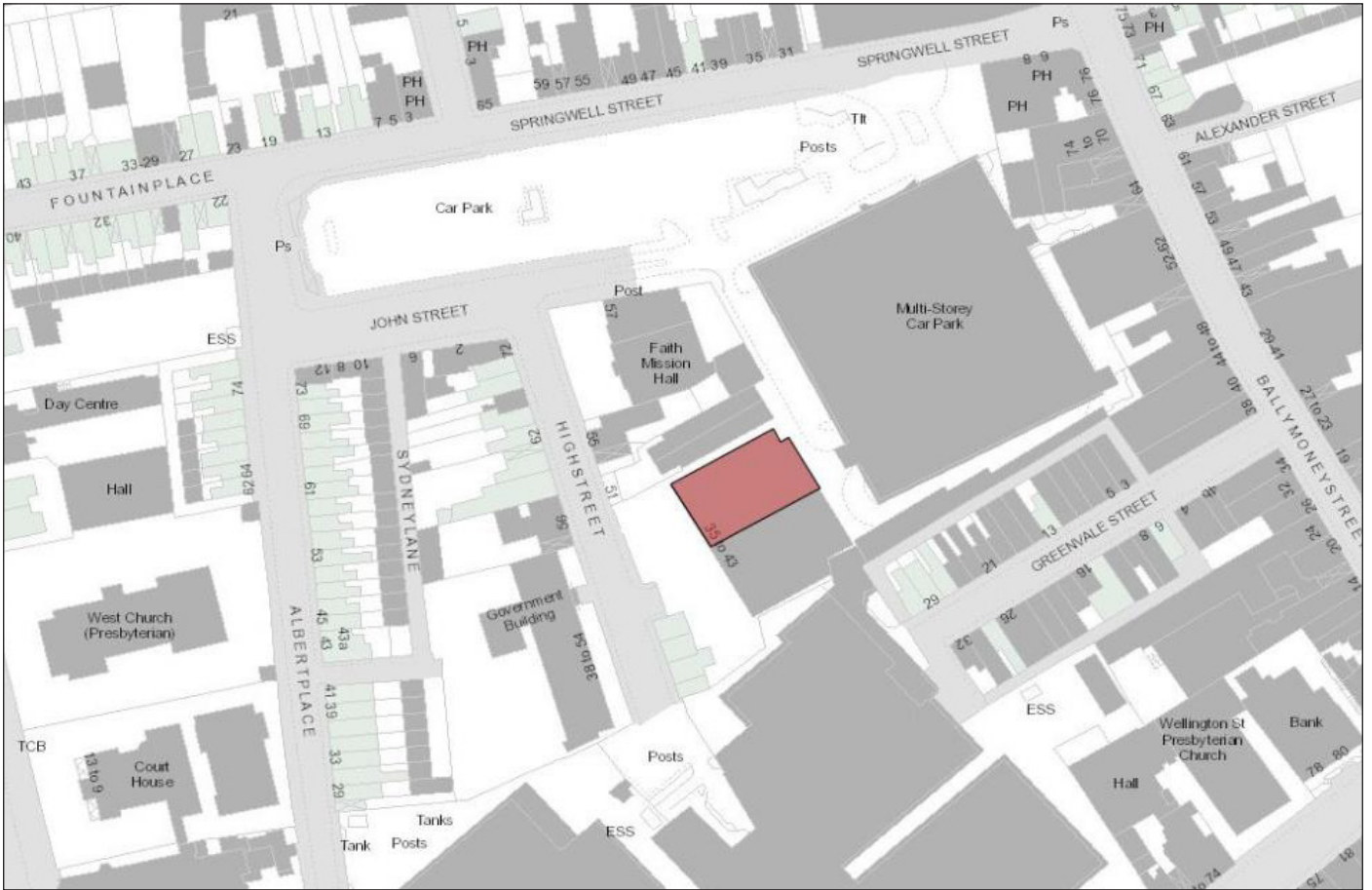
**Net Annual Value:** £49,600  
**Rate in the £ for 2022/2023:** £0.601655

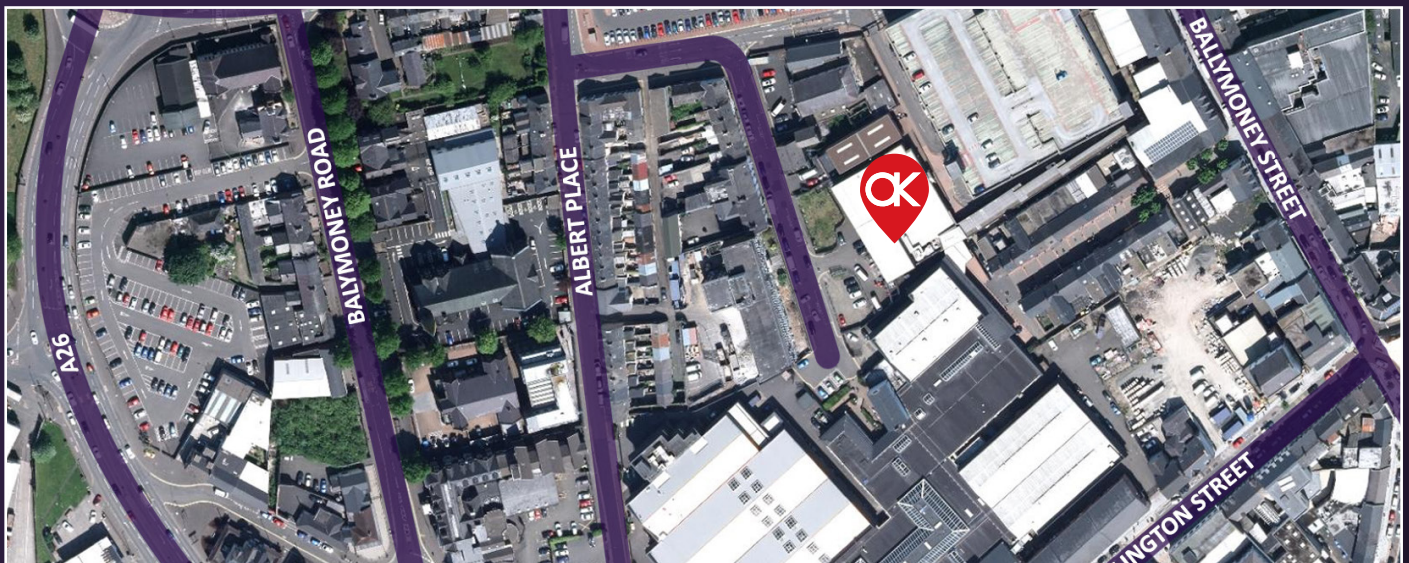
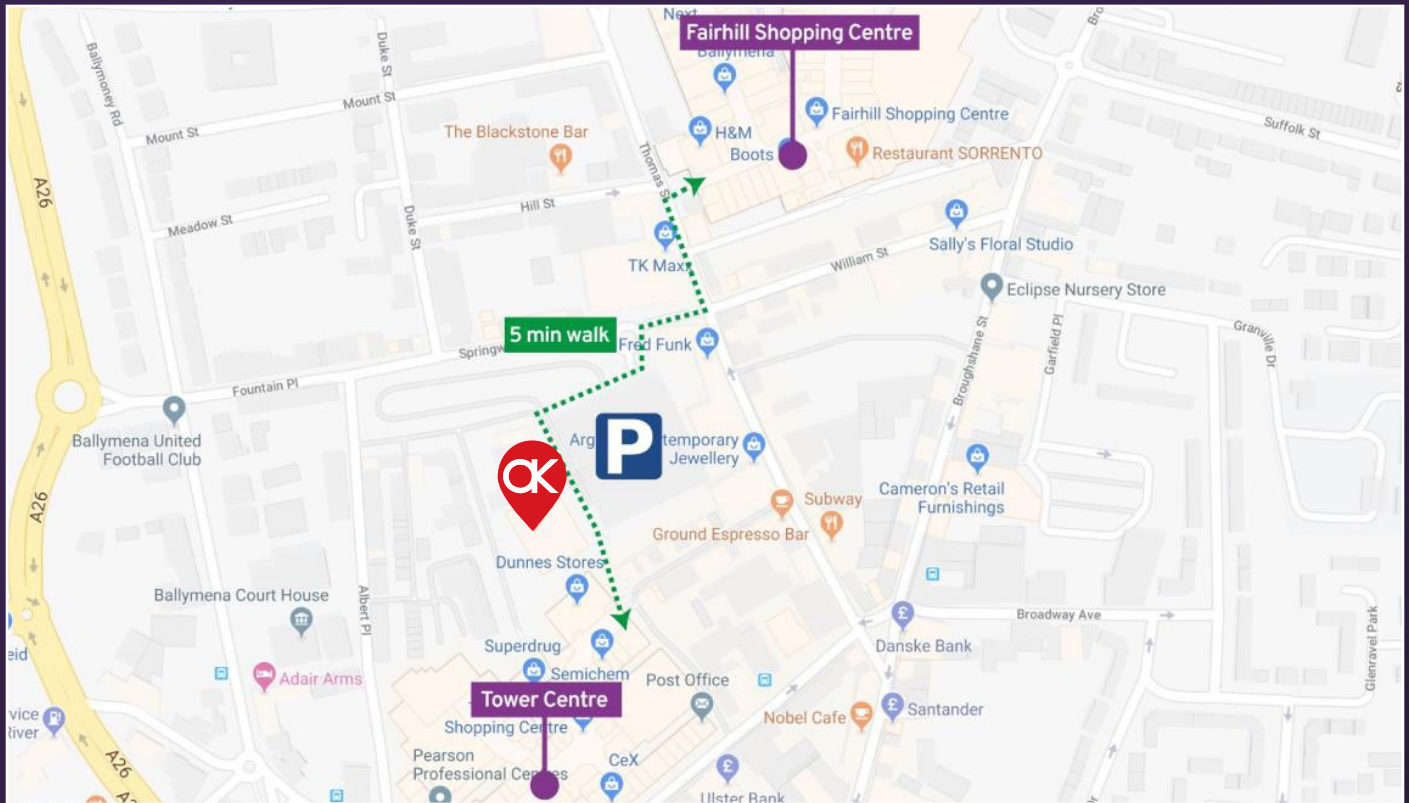
### Lease Terms

**Term:** By negotiation.  
**Rent:** On application.  
**Repairs:** Full repairing lease.  
**Insurance:** Tenant to reimburse landlord for insurance premium.

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.





RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com  
CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD  
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

## 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 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). 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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.