

**OK
T**

FOR SALE

19 -21 Hill Street, Ballymena, BT43 6BH

Central commercial property extending to c. 5,218 sq ft

PRICE REDUCED

LOCATION / DESCRIPTION

Located only a short distance from the main front entrance to the Fairhill Shopping Centre and within sight of same, the premises are ideally suited for continued commercial use going forward, with potential to trade from both ground and first floors. Other uses possible, subject to planning, as required .

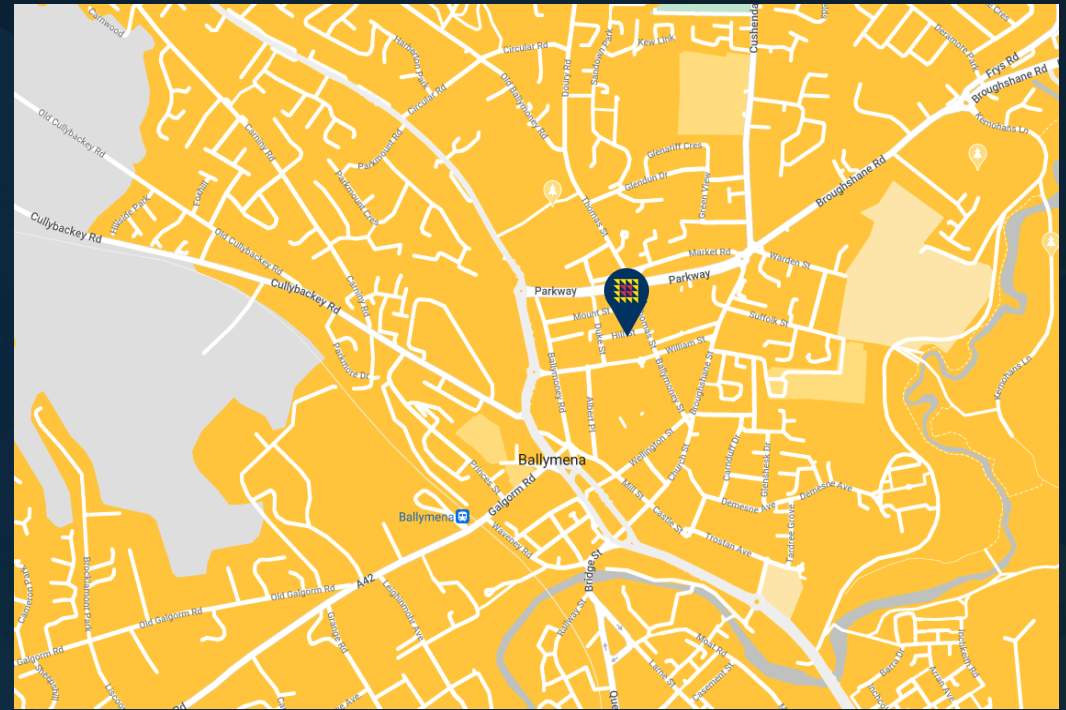
The property is currently sub divided into smaller rooms via stud wall partitioning, as formed by the outgoing tenant. If not useful for forward use, these can of course be removed to create a more open plan commercial space.

Currently there is separate front access to both ground and first floor levels, but it is possible to reinstate internal stairs if needed (Covered stairwell still in situ).

Viewing on request, to determine suitability for your requirement

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Retail Area (Front)	C. 182 sq m	C. 1,960 sq ft
Retail Area (Back)	C. 130 sq m	C. 1,403 sq ft
FIRST FLOOR		
Office 1	C. 16 sq m	C. 176 sq ft
Office 2	C. 11 sq m	C. 120 sq ft
Office 3	C. 14 sq m	C. 146 sq ft
Main Area	C. 102 sq m	C. 1,117 sq ft
ATTIC		
Store	C. 41 sq m	C. 440 sq ft
TOTAL AREA	C. 498 sq m	C. 5,218 sq ft



SALES DETAILS

PRICE: Offers over £95,000

TITLE: Assumed freehold

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

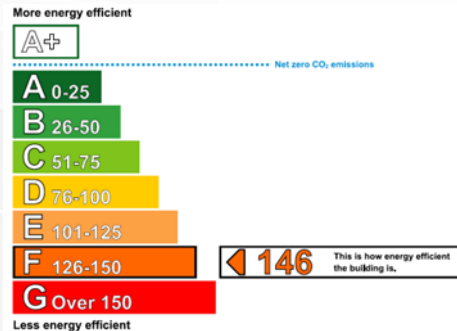
RATES

NAV: £9,100

Estimated rates payable in accordance with LPS Website: £6,118.98

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE NO: C3995

CONTACT DETAILS

HENRY TAGGART
henry.taggart@okt.co.uk

BRIAN TURTLE
brian.turtle@okt.co.uk

028 7034 4244

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.