



TO LET - NEWLY REFURBISHED RETAIL UNIT

GROUND FLOOR COMMERCIAL PREMISES
18-20 CHURCH STREET, BALLYMONEY, BT53 6DL



PROPERTY SUMMARY

- Prominent frontage onto retail pitch
- Comprising c. 6,049 sq. ft. (562 sq. m.) of newly refurbished ground floor retail space
- Suitable for a wide variety of uses subject to planning
- On street parking
- Rent: £35,000 per annum

SITE PLAN



LOCATION

Ballymoney is a small Town in County Antrim located on the main road between Coleraine and Ballymena, with good road and rail connections to the main cities in Northern Ireland, Belfast and Londonderry.

Ballymoney is located 48 miles North of Belfast and 7 miles South East of Coleraine.

The subject property is located in a prominent position on Church Street within Ballymoney's central area, nearby occupiers include Cardland, Savers, Barnardos, Ground Espresso Bars, First Trust Bank and Bob & Berts Café.

DESCRIPTION

The subject property is an excellent three storey retail unit of traditional construction, and we are offering to let c. 6,049 sq ft (562 sq m) on the ground floor which has recently undergone an extensive refurbishment programme.

We have included a plan of the layout to the rear of this brochure.

LEASE TERMS

- Rent £35,000 per annum
- Term negotiable, subject to periodic review
- Repairs - full repairing and insuring basis

RATEABLE VALUE

TBC.

VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

The building has been rated as B under EPC regulations.
A full copy of the EPC certificate is available on request.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact: David Hughes

Tel: 07884 050663

Email: david.hughes@colliers.com

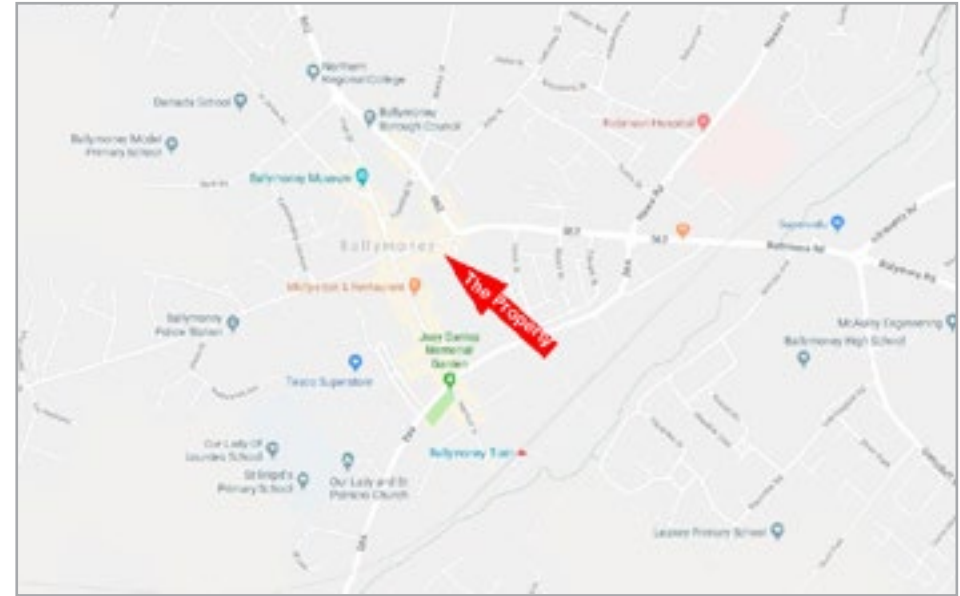
Sole Agent

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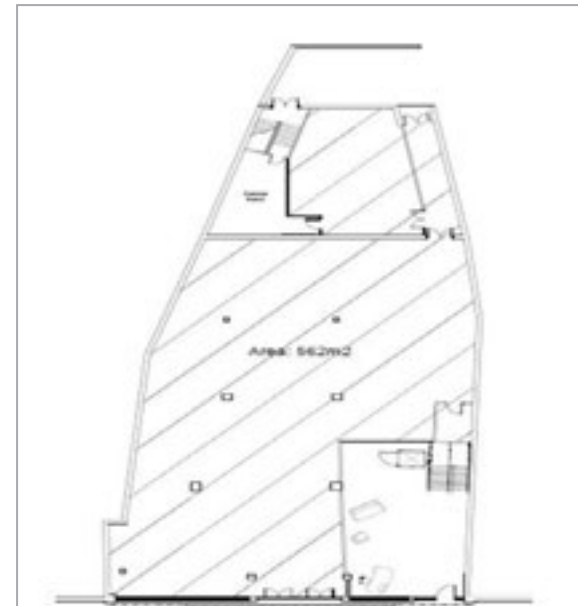
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LOCATION MAP



FLOOR PLAN



INTERNAL PHOTOGRAPHS

