



3 Mill Street, Ballymena, BT43 5AA

Offers in the region of £80,000

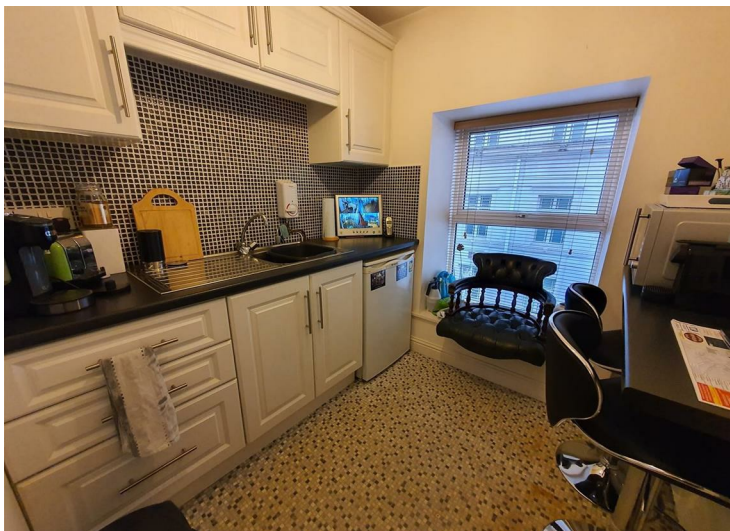
Situated in Ballymena's traditional Town Centre, opposite the Braid Centre (Town Hall), this recently modernised shop unit is on three floors, and up until very recently was successfully trading as an Art Gallery (a new commercial tenant is now in situ).

Bright modern premises, suitable for any number of Retail or Office uses (the latter subject to change of use Planning Approval) with the benefit of low overheads (the Rates are subject to Small Business Rates Relief) on street parking availability (within the by-law restrictions).

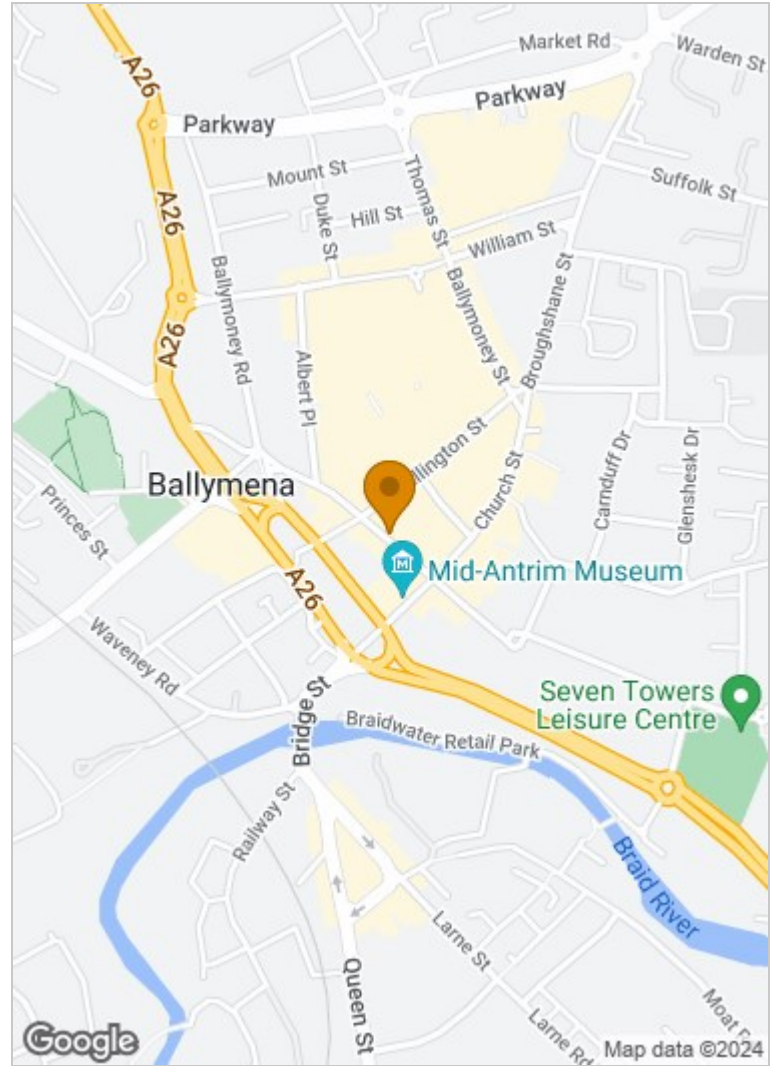
NAV: The NAV is £4800, precipitating a Rates Burden 2022/23 fiscal year of £2,887.94 (subject to Small Business Rates Relief Discount, currently 0.25%).

Property Features

- Ground Floor Retail Area circa 240sqft
- First floor Studio/Office circa 215sqft
- Second Floor Circa 144sqft
- Kitchen/Toilet Facilities included



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk