



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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RETAIL / OFFICES



## TO LET

### (Assignment or Sub-Lease)

Prominent Retail / Office Property

**30-32 Church Street  
Ballymena  
Co Antrim  
BT43 6DE**

**Ground Floor Retail c. 990 sq ft**

**First Floor Offices c. 1,055 sq ft**

**Second Floor Storage**

**Busy Town Centre Street Close to  
Tower Centre & Major Retailers**



The Independent  
Commercial Property  
Consultants Network

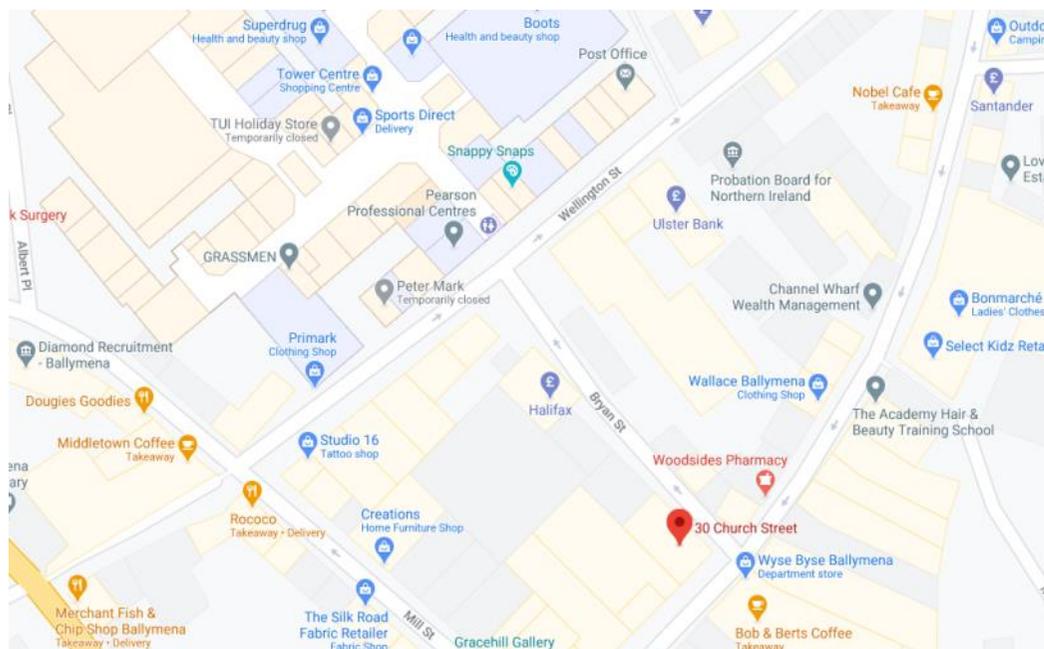
MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

Excellent highly prominent corner property located on busy Church Street at its junction with Bryan Street in the centre of Ballymena. Situated opposite Wyse Byse, close to Tower Centre and other major retailers, and benefitting from a high level of pedestrian footfall and good passing vehicular traffic.

The property has been occupied by Barclays Bank for many years, and has the advantage of A2 Planning Consent, making it ideal for both Retail and Financial Services Office occupiers, estate agents, solicitors, accountants etc.



Ground Floor Retail	990 sq ft / 92 m <sup>2</sup>
1st Floor Offices	1,055 sq ft / 98 m <sup>2</sup>
2nd Floor Storage	
WCs / Kitchen	

Available either by Sub-Lease or Assignment

Lease to 30th April 2025 or by negotiation

Current Rental £27,500 pa + VAT if applicable

**\*\* Generous Incentives Available \*\***

NAV £14,300 - Rates Payable 2021/22 Estimated c. £8,442 pa

(Note: May be eligible for Small Business Rates Relief)

Interested parties should make their own enquiries in respect of rates.

Viewing and further Information - Please contact:

Philip Culbert or Frazer Hood

Tel: 028 90 205 900

EPC will be provided

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