



FOR SALE Central Shop Unit / Development Site

23 High Street, Ballymoney, Co Antrim, BT53 6AJ

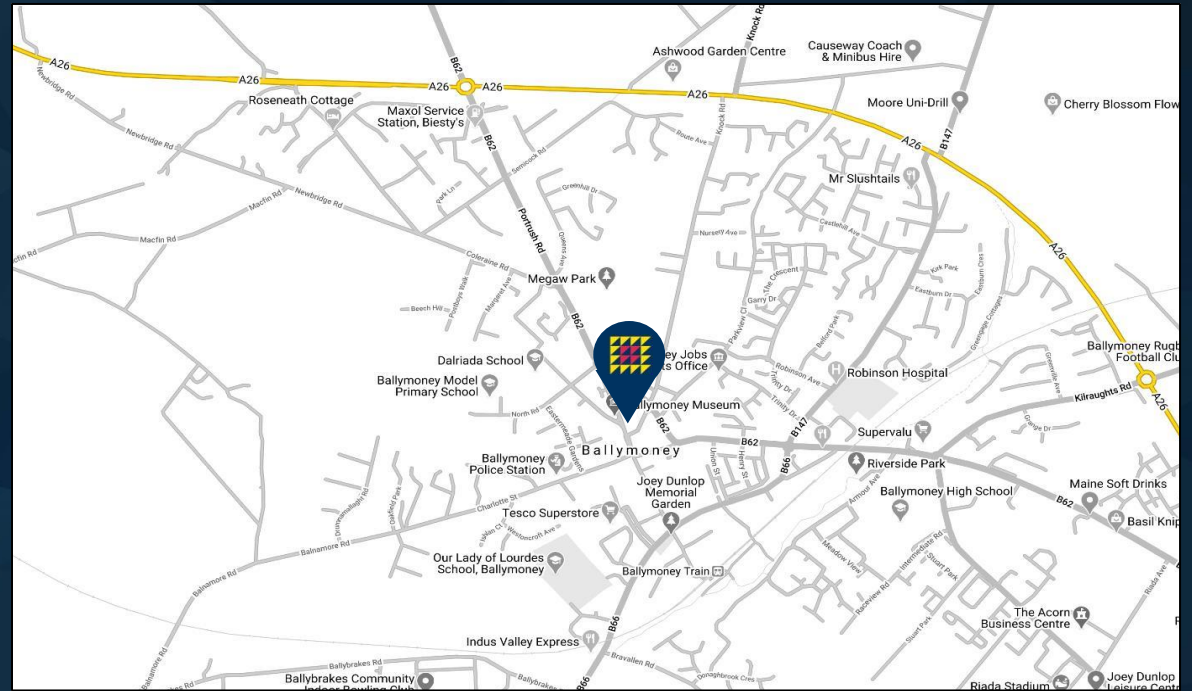
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LOCATION / DESCRIPTION

The subject property occupies a prime location on High Street within Ballymoney Town Centre. High Street along with Church Street and Main Street form Ballymoney's central trading streets and commercial hub.

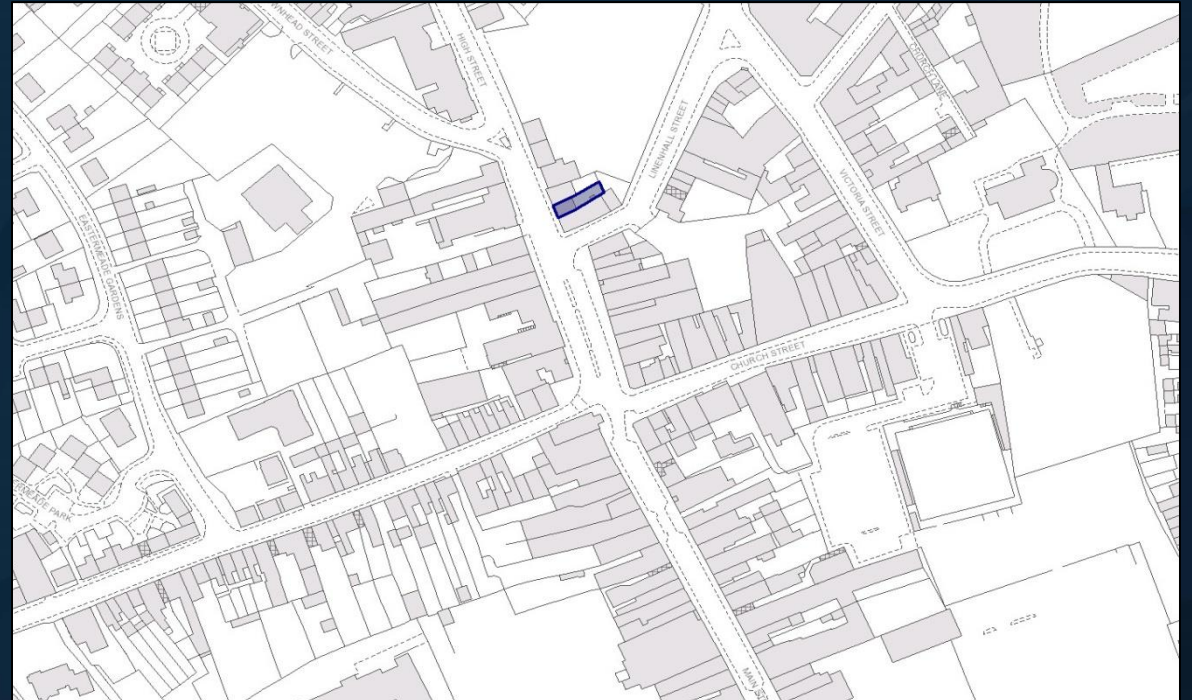
Nearby occupiers include Sarah's Shoes, Bob & Bert's, Winsome Lady, 2020 Architects, McAtamney's Butchers, Gordons Chemist and Home Bargains, Tesco and Lidl are all also within close proximity.

The subject property offers centrally located ground and first floor retail accommodation with frontage onto High Street. The property is in need of refurbishment and is ideal for redevelopment as part of a wider site.



ACCOMMODATION

DESCRIPTION	AREA m ²	AREA sq ft
Ground Floor		
Former Shop	35.9	386
First Floor		
Store	28.1	302
Total	64.0	688



SITE AREA

The site extends to c. 0.03 Acres



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.

SALES DETAILS

PRICE: Offers around £75,000
TITLE: Assumed Freehold / Long Leasehold

VAT

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

EPC TBC

(Requires Extensive Renovation)

FURTHER DETAILS

O'Connor Kennedy Turtle
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Our Ref: HT/RM/C4255



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.