



**Instinctive  
Excellence  
in Property.**

# To Let

**Commercial Premises  
Suitable for a Variety of Uses**

51-63 Wellington Street  
Ballymena  
Co. Antrim  
BT43 6JP

**COMMERCIAL PREMISES**

**CAPABLE OF  
SUBDIVISION**



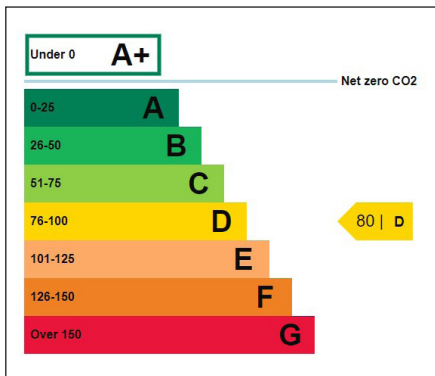
# To Let

## Commercial Premises Suitable for a Variety of Uses

51-63 Wellington Street  
Ballymena  
Co. Antrim  
BT43 6JP

### COMMERCIAL PREMISES

### EPC



### Location

Ballymena is a leading provincial town located approximately 28 miles north of Belfast, serving an extensive area of County Antrim. The property occupies a prominent position on the corner of Wellington Street and Wellington Court. It is surrounded by a good mix of commercial occupiers to include Ulster Bank, Spar, AXA, Nationwide and The Tower Centre.

### Description

This two storey commercial unit is arranged across ground and first floor levels and is finished to an excellent standard throughout. The ground floor is fully fitted as a retail unit whilst the first floor comprises of multiple rooms including storage, offices and kitchen. There is a delivery yard to the rear of the property accessed directly off Wellington Court. The property could be converted for a variety of business uses subject to necessary planning consents.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq M	Sq Ft
Ground Floor	269	2,895
First Floor	212	2,280
<b>Total Net Internal Area</b>	<b>481</b>	<b>5,175</b>

Note: The property is capable of subdivision into two units. Accommodation available upon application.

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £29,000  
**Rate in the £ for 2023/2024:** £0.620696

(Note: If split, the premises requires reassessment)

### VAT

All prices and outgoings are quoted exclusive of but may be liable to VAT.

### Lease Details

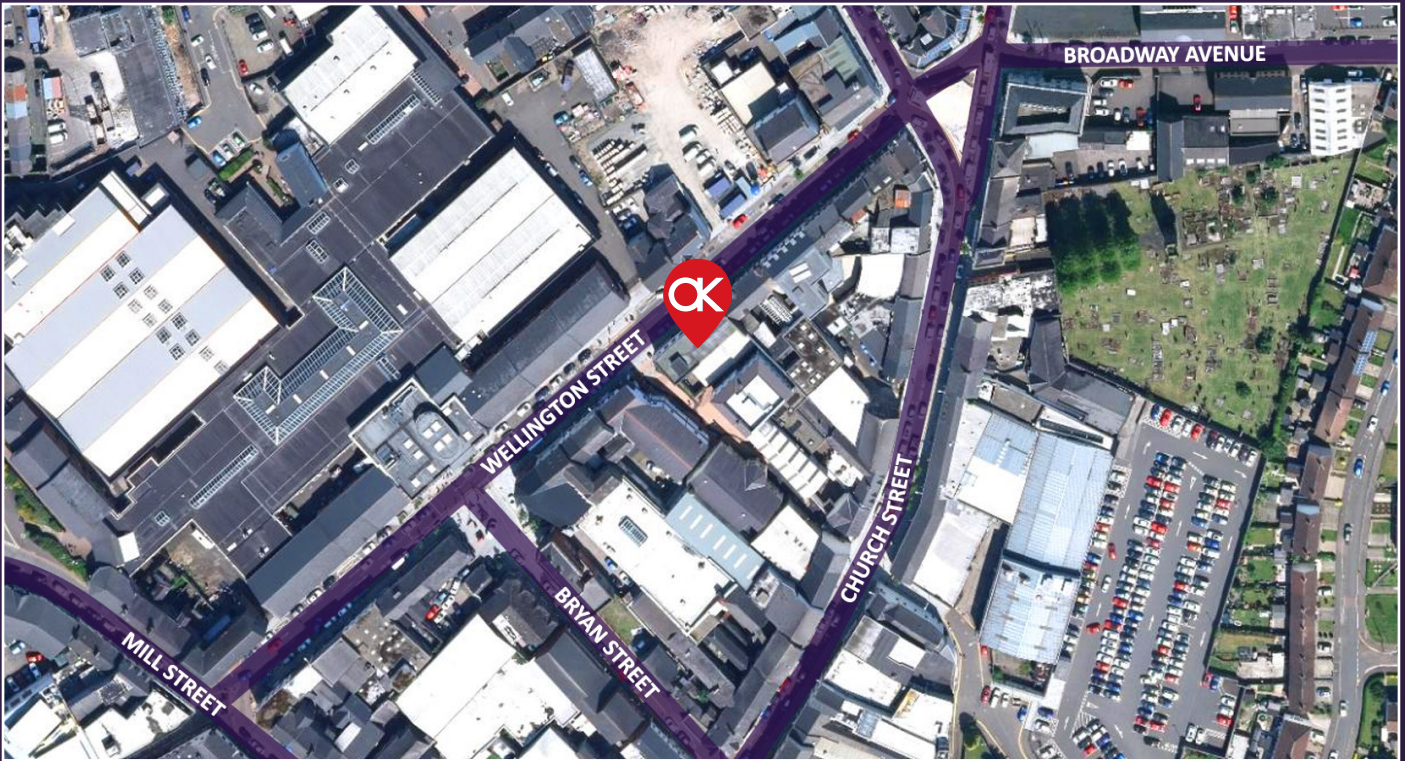
**Rent:** On application (with rent free period for fit-out)  
**Term:** Negotiable  
**Repairs:** Full repairing and insuring terms



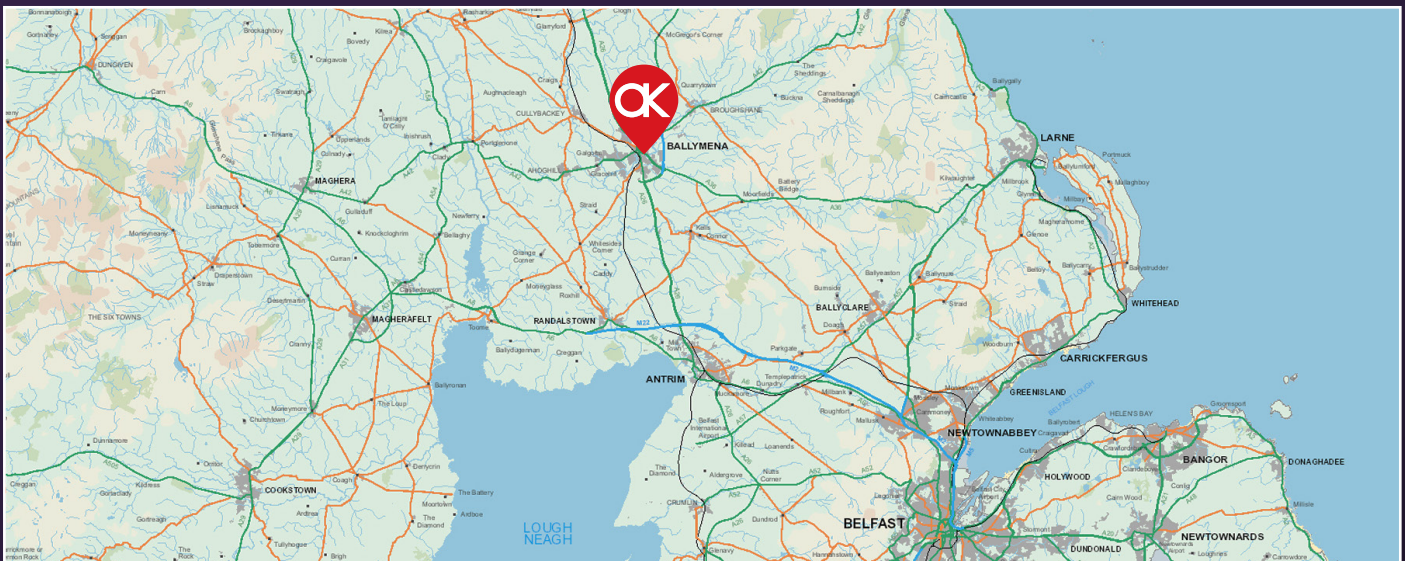








FOR IDENTIFICATION PURPOSES ONLY



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### 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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

### MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited, Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.