



## 74 Main Street, Ballymena, BT42 1BW

### Offers in the region of £375,000

This thriving business is offered for sale, including the goodwill, fixtures, and fittings. The business is currently trading successfully, enabling a successful purchaser to continue business without interruption and capable of generating a profit from day one.

Located in the heart of Cullybackey Village, the business benefits from a long established customer base, excellent road frontage and on street parking.

Details of trading figures, i.e. turnover, profit margins etc are available to principals, only on an Accountant to Accountant basis and demonstrate the consistent good performance of the business.

The business premises can be purchased along with the business, or alternatively let from the current owner.

-Price for the premises: £120,000 (offers around)

-Cost to Let the premises: £9,500 per annum (offers around)

## Accommodation (Dimensions and Areas are approximate)

### Premises

The premises comprise of circa 100 sqm/ 1076 sq ft of retail space, plus circa 85 sqm / 914 sq ft of store/office space.

### Inventory of Fixtures and Fittings

An agreed Inventory of these items will be jointly prepared and agreed between the Vendor and the Purchaser at point of sale agreement.

### Trading Figures

Available only on an Accountant to Accountant basis.

### NAV

The NAV for Rating purposes is £8,100, precipitating a Rates Burden 2021/22 of £4,207.35 (may be eligible for Small Business Rate Relief discount).

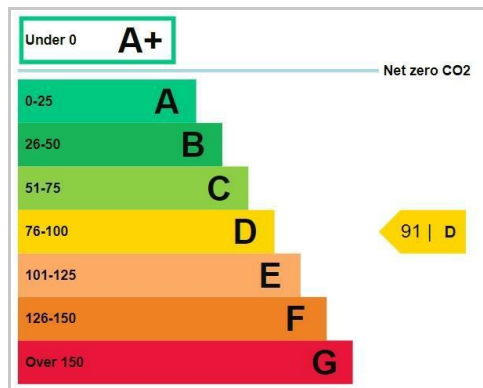
### Stock

The stock is not included in the asking price. Stock level can be maintained at full trading level, or adjusted to suit Purchaser - stock at agreed cost valuation at point of business takeover.

## Area Map



## Energy Efficiency Graph



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*Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of face and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.*

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