



Excellent Multi-Let Investment Opportunity

Property Highlights

- Comprising five commercial properties in this busy and popular area of Ballymena, close to the town centre.
- Current rental income of £62,492 p.a. exclusive.
- Seeking offers in the region of £700,000 exclusive, subject to contract.

For more information, please contact:

Robert Toland
028 9023 3455
robert.toland@cushwake-ni.com

James Russell
028 9023 3455
james.russell@cushwake-ni.com

Alicia Niedzialkowska
028 9023 3455
alicia.niedzialkowska@cushwake-ni.com

cushmanwakefield-ni.com

Location

Ballymena, a leading provincial town with a population of c.65,000 persons and a catchment of c.150,000 persons, is the commercial and administrative hub for the Mid & East Antrim Borough Council area. Situated approximately 28 miles north of Belfast, the town is well served by the road and rail network and is within easy reach of the Province's main airports and ferry terminals.

The property is situated on Henry Street close to the town centre with the full range of shopping facilities and local amenities such as Braidwater Retail Park, Boots Pharmacy, Lidl and the Seven Towers leisure centre close at hand. It also benefits from high levels of passing traffic and pedestrian footfall.

Description

The property comprises five commercial buildings which together occupy a regular shaped site extending to approximately 0.59 acres (0.24ha) with significant frontage onto Henry Street of approximately 48 metres (157 ft).

22-26 Henry Street – Modern mid terrace two-storey office building and ATM bunker, occupied by Beyond HR and Ulster Bank respectively. Providing a mix of open plan and cellular offices, they have been well finished internally and benefit from gas fired heating.

28 Henry Street – Vacant end terrace two-storey building of traditional construction providing cellular and open plan accommodation. To the rear there is an adjoining single storey, pitched roof store with electric roller shutter access, occupied by RJ Kerr Bakery.

30-32 Henry Street – Wholesale bakery building (occupied by RJ Kerr Bakery) of blockwork and pebble dash render construction with a pitched double skin roof, terrazzo and screed concrete floors with adjoining loading bays and stores benefitting from roller shutter access. There is also a concrete marshalling yard/parking area to the side.

34-36 Henry Street – End terrace two-storey retail unit (occupied by Leaf Designs) of traditional construction with painted render front and side elevations, pitched slate roof and aluminium frame double-glazed shopfront. Comprises a ground floor retail sales area with ancillary accommodation over both floors and benefits from oil fired central heating.

38 Henry Street – Mid terrace two-storey office building (occupied by Jim Allister MLA) of traditional construction with painted render, pitched slate roof and aluminium framed glazed shopfront. Provides a no. of offices with ancillary accommodation over both floors.

Tenancy Schedule

Premises	Tenant	Rent pax	Lease Term	Repairs & Insurance
ATM Bunker	Ulster Bank Limited	£4,500	3 year Licence from 01.07.2020	N/A
22-26 Henry Street	Personnel & Training Services Limited t/a Beyond HR	£11,500	5 years from 01.05.2022	Full Repairing & Insuring terms.
28 Henry Street	Vacant	-	-	-
30-32 Henry Street	RJ Kerr Bakery Limited	£24,996	10 years from 11.12.2020 subject to a 5 yearly upwards only rent review and Tenants break option.	Full Repairing & Insuring terms.
34-36 Henry Street	Leaf Designs Limited t/a Leaf Designs	£12,996	5 years from 01.10.2022	Full Repairing & Insuring terms.
38 Henry Street	Jim Allister MLA	£8,500	5 years from 06.05.2021 with the option to extend for a further year. *	Landlord Repairing & Insuring terms.
	Total Current Rent	£62,492		

* The Tenant has the option to determine the lease in the event that the Tenant ceases to be a member of the NI Assembly or if the NI Assembly is dissolved or prorogued.

The Tenants are responsible for payment of the rates (where applicable). Vacant rates liability for No. 28 Henry Street is approximately £1,387 for 2021/22.

Accommodation Schedule

The premises provide the following approximate areas:

Premises	Description	Sq Ft	Sq M
22-26 Henry Street	ATM	67.38	6.26
	GF Offices	1,533.12	142.43
	1F Offices/Kitchen	744.65	69.18
		NIA	2,345.15
28 Henry Street	GF Office	526.68	48.93
	1F Office	408.06	37.91
		NIA	934.74
30-32 Henry Street	Wholesale Bakery	8,951.02	831.57
	Store (to rear of No. 28)	653.40	60.70
		GIA	9,604.42
34-36 Henry Street	GF Retail/Kitchen	1,656.37	153.88
	1F Offices/Kitchen	650.47	60.43
		NIA	2,306.84
38 Henry Street	GF Offices/Kitchen	616.14	57.24
	1F Offices	485.35	45.09
		NIA	1,101.49

Title

We are advised that the property is part Freehold and part Fee Farm Grant.

Price

Offers in the region of £700,000 exclusive, subject to contract.

EPCs

No. 22-26: G155 / No. 28: E109 / No. 30-32: G205 / No. 34-36: C67 / No. 38: C67

Copies of the full certificates are available on request.

VAT

We are advised that the property is not elected for VAT.



No. 22-26 Henry Street



No. 28 Henry Street



Access to No. 30-32 Henry Street



No. 30-32 Henry Street



No. 30-32 Henry Street



Yard/Parking No. 30-32 Henry Street

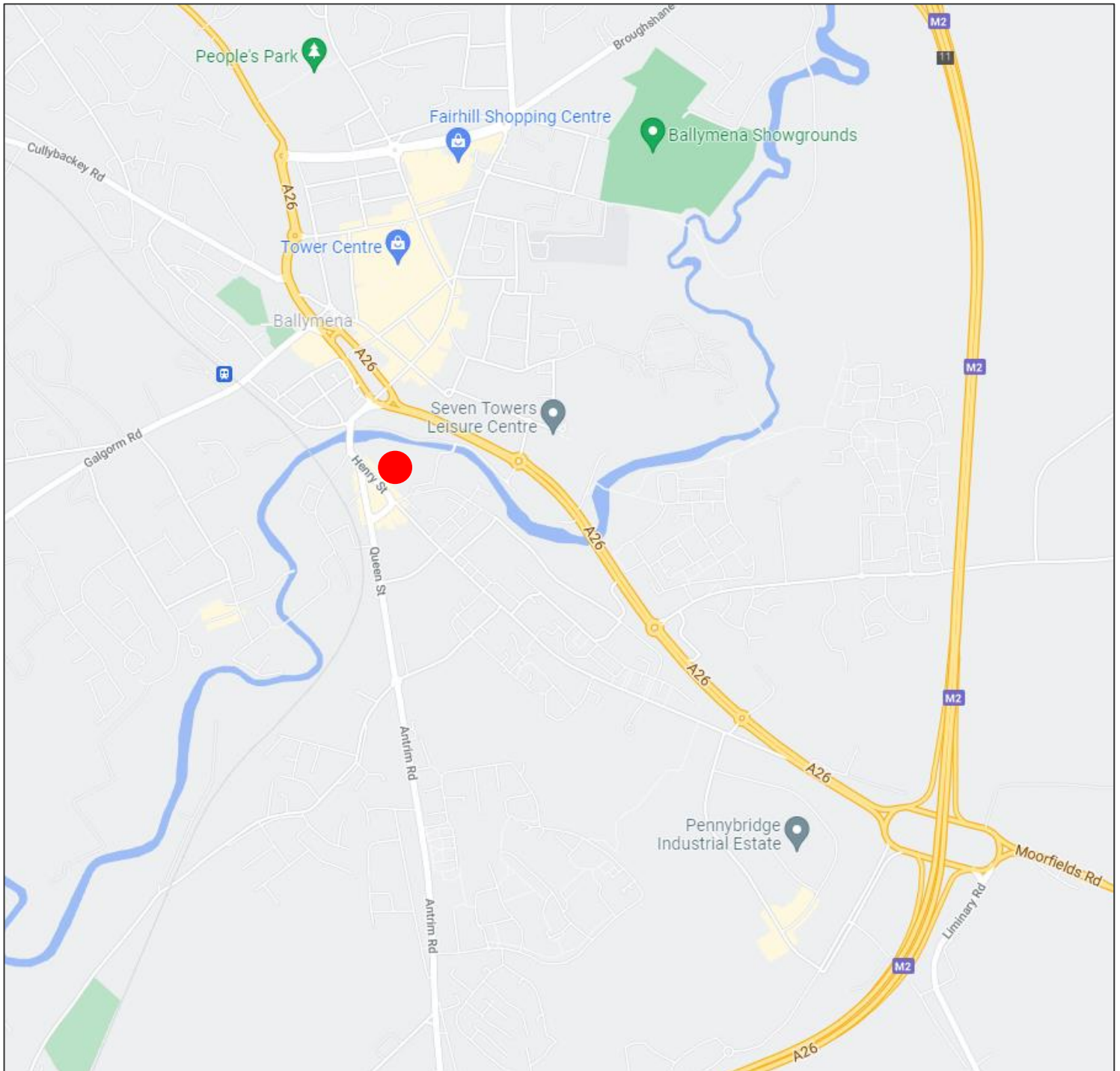


No. 34-36 Henry Street



No. 38 Henry Street





Not to Scale / For Identification Purposes Only

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.