

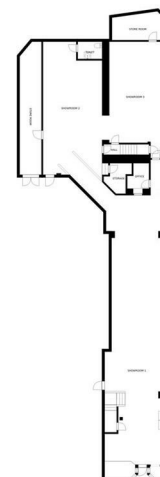
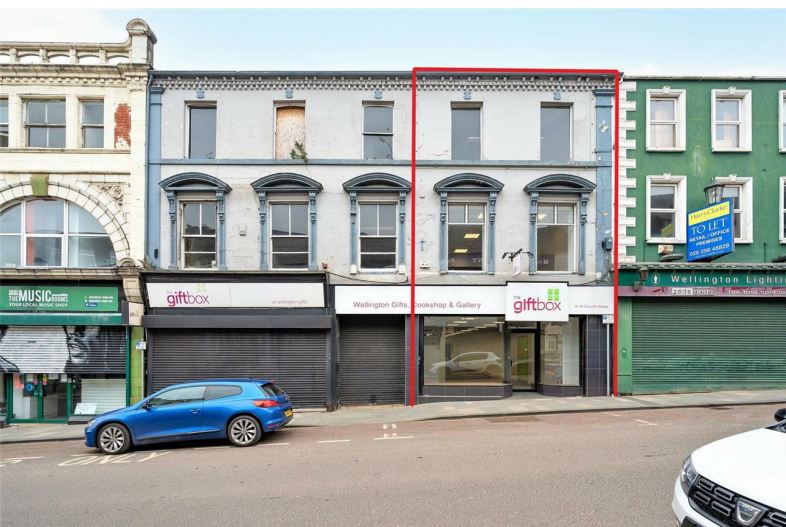


## 14-16 Church Street, Ballymena, BT43 6DE

- Two Storey Commercial Premises
- Extends To c.5,800 Sq Ft
- Ground Floor Retail Unit & Showrooms
- Range Of First Floor Offices / Store Rooms
- Prominent Road Frontage Position
- Ready For Immediate Occupation

Offers Over **£134,950**

EPC Rating B



14-16 Church Street, Ballymena, BT43 6DE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### GROUND FLOOR

##### **RETAIL UNIT 82'6" x 17'4" (wps)**

Aluminium framed, glazed front door with matching picture window to front elevation. Stairwell leading to first floor. Access to under stairs store. Ramp leading to:

##### **SHOWROOM 40'3" x 18'4"**

Light and power. Access to built in store. Fire screen divider. Open access into second showroom.

##### **FURNISHED CLOAKROOM**

White two piece suite comprising wash hand basin and WC. Tiled floor.



### **STORE 41'1" x 7'5" (wps)**

Fire proofed insulation to walls. Light and power. Double doors leading to rear yard.

### **SHOWROOM 2 31'2" x 16'0"**

Stairwell leading to first floor. Access to under stairs store.

### **STORE 15'11" x 7'8"**

Light and power points.

### **OFFICE 7'6" x 4'9"**

Light and power points.

## **FIRST FLOOR**

### **SHOWROOM 58'0" x 16'0" (wps)**

Access into:

### **OFFICE / STORE ROOM 16'1" x 13'2"**

### **HALLWAY**

### **KITCHEN WITH INFORMAL DINING AREA**

### **12'2" x 11'6"**

Range of high and low level storage units. Stainless steel sink unit with draining bay. Space for fridge freezer.

### **CLOAKROOM**

Twin wash hand basin's. Access into:

### **SEPARATE WC**

White WC.

### **REAR HALL**

### **REAR OFFICE & STORE ROOM 39'7" x 16'9" (wps)**

Light and power points. Access into built in store.

### **EXTERNAL**

Electric operated roller shutter to front.

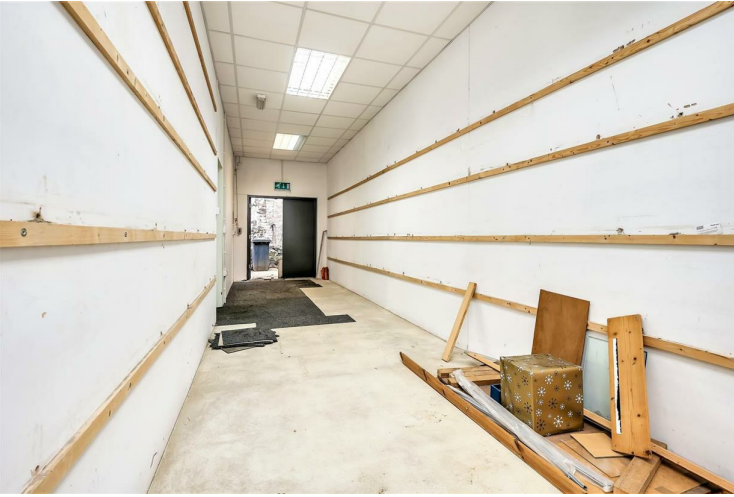
Right of way access to service yard/alleyway.

**NAV - £14,100**

**ESTIMATED RATES - £8,751.81**

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**



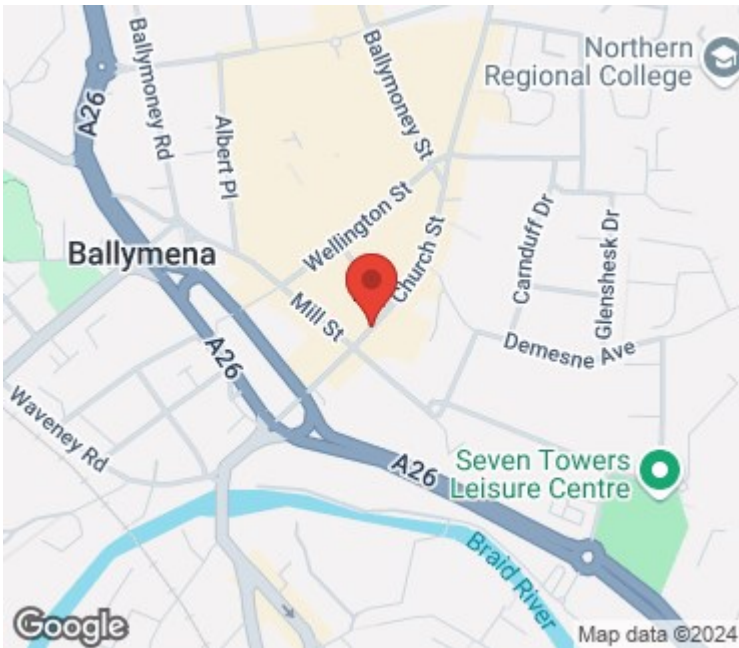



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Substantial investment opportunity, comprising a two storey commercial premises, extending to c.5,800 sq ft, encompassing ground floor retail unit, generous sized showrooms, range of offices/store rooms, bathroom facilities, and access to service yard, prominently situated on Church Street, Ballymena.**

**Occupying a prime position on Ballymena's main retail pitch, in close proximity to Dougies Goodies, McKillens Footwear, The Music Rooms, Santander, Wyse Byse, Elite Lighting, Style & Sport and Wallaces, the premises is a short drive from main commuter networks via the Galgorm Road, as well as transport connections to Belfast, several satellite villages, and the Causeway Coast.**

**The property is ready for immediate occupation and we recommend early viewing to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

