

1 Mill Street, Ballymena, BT43 5AA

Offers in the region of £65,000

Located within the traditional town centre of Ballymena, opposite the Town Hall and near the junction of Mill Street and Church Street. This compact and easily managed shop premises is currently let and generating a rental income of £5,500.

RATEABLE VALUE

The rateable value is £3,900, rates payable (2022/23) would be £2,346.45. The rates burden should be eligible for small business rates relief of 25% (the tenant is responsible for the rates on the property).

Property Features

- Excellent investment opportunity
 - Retail shop accommodation
 - Currently leased and generating an income of £5,500 per annum
 - Roof Replaced approx 2012
- Accommodation**
(Dimensions and Areas are approximate)

Ground Floor

Shop Internal Frontage 12'10" (3.91m)

Depth 22'11" (6.99m)

Retail Area

270sqft

First Floor

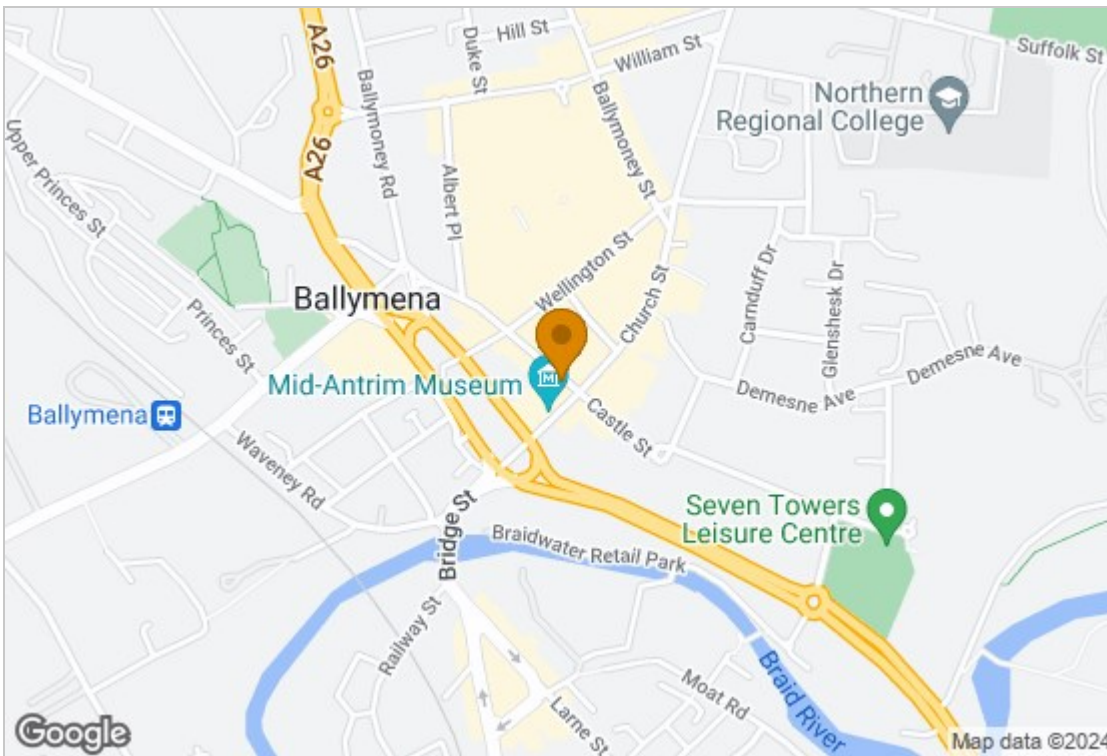
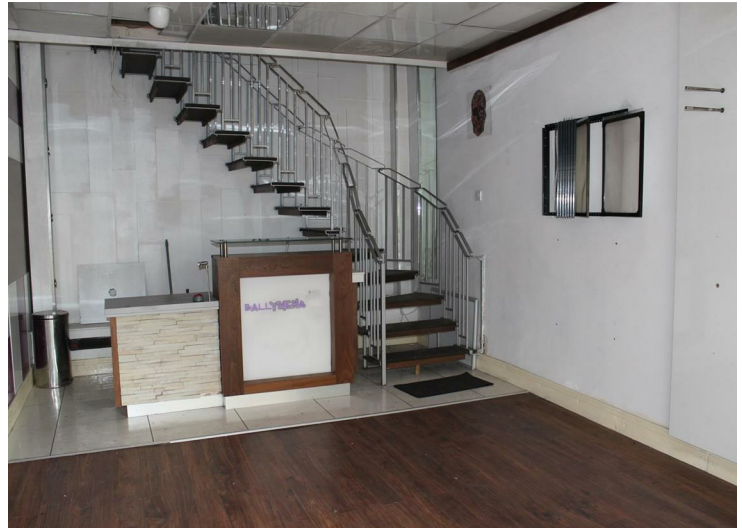
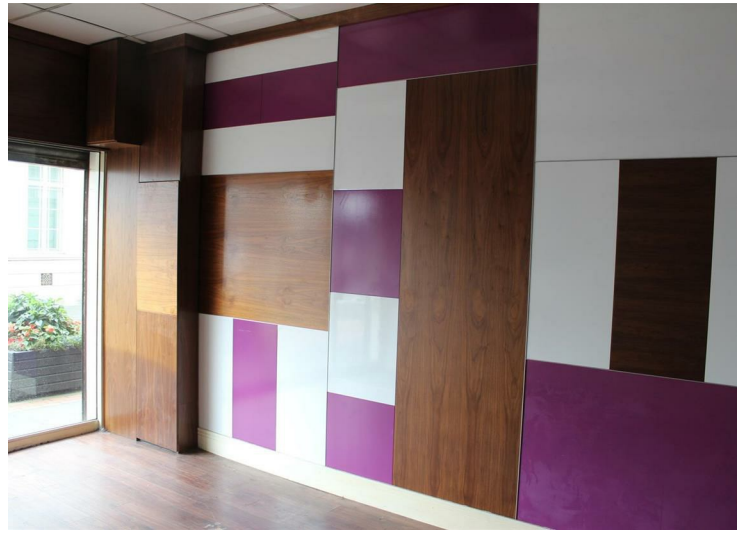
Office 13'4 x 16'2" (4.06m x 4.93m)

Overall 227sqft. Separate toilet facilities- LFWC and WHB

Second Floor

Office/Store 13'4 x 22'8" (4.06m x 6.91m)

Overall 271 sqft



Energy Efficiency Graph

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

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