



## 13-19 Linenhall Street, Ballymena, BT43 5AN

### Offers in the region of £120,000

Located in a prominent position adjacent to Ballymena Town Hall, these two commercial premises are offered for sale in one lot. They include 13-15 Linenhall Street, formally "Greers Travel Office" and 19 Linenhall Street, formerly "Donaghy's".

13-15 Linenhall Street offers spacious commercial accommodation, suitable for both office and retail use (subject to relevant planning approvals), with excellent frontage onto Linenhall Street, centrally located and with the benefit of a secure car parking space to the rear. This unit offers circa 103 sqm/1,100 sq ft of ground floor accommodation, 59sqm/635sq ft of First Floor accommodation and 57sqm/612 sq ft of second floor storage accommodation.

19 Linenhall Street is in need of renovation, which could be undertaken as a standalone project or incorporated to extend 13-15 Linenhall Street. This unit offers circa 32 sqm/344 sq ft of accommodation on both ground and first floor, with some attic accommodation on the second floor.



## Property Features

- Two prominent commercial premises for sale
- Excellent location, situated directly beside Ballymena Town Hall
- 13-15 Linenhall Street offers excellent office accommodation, ready for occupation
- 19 Linenhall Street offers purchasers a renovation project
- A secure car parking space and right-of-way are included in the sale

## Accommodation

(Dimensions and Areas are approximate)

13-15 Linenhall Street

### Ground Floor

#### Main Office 37'5" x 29'9" (11.43 x 9.08)

The spacious ground floor office space (circa 103sqm/1,100sqft), last utilised as a travel agency, consists of a front reception area with excellent window frontage onto Linenhall Street and a spacious office admin area to the rear. The ground floor also benefits from toilet facilities to the rear and a secure side entry door.

### First Floor

#### Landing

#### Office 14'11" x 14'4" (4.55 x 4.38)

#### Kitchen/Break Room 13'1" x 13'0" (4 x 3.98)

Fitted with a range of eye and low level units. Laminate work surfaces. Stainless steel sink.

#### Toilet Facilities

The toilet facilities consist of two separate toilet cubicles, accessed via a shared washroom.

### Second Floor

#### Second Floor Storage Area 30'2" x 20'4" (9.2 x 6.21)

The second floor of the building offers 55sqm/590sqft.

### Parking

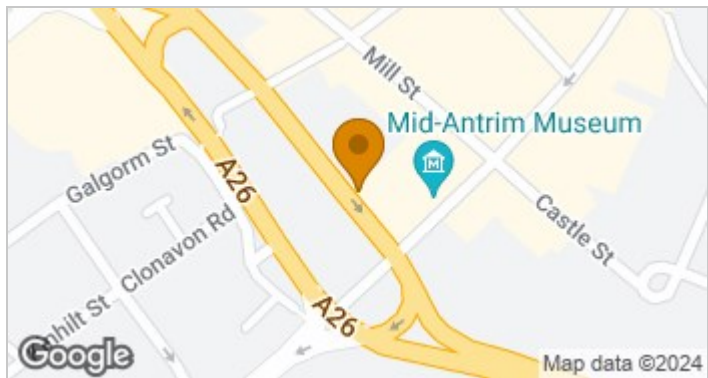
The property benefits from a secure parking space to the rear, located in the secure car park for the adjacent Town Hall.

Total Net Annual Value (NAV) are as follows:

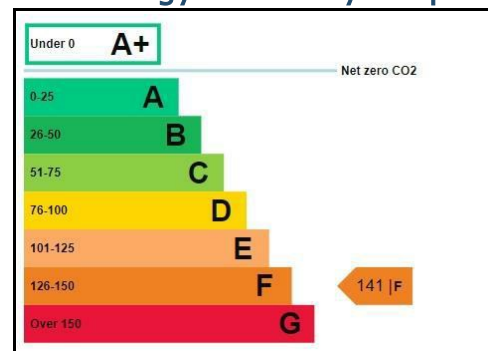
13-15 Linenhall Street - NAV of £7,950.00, which equated to a rates burden of £4,783.16 for 22/23.

19 Linenhall Street - NAV of £3,550.00, which equated to a rates burden of £2,135.88 for 22/23.

Please note, both of the above may be eligible for small business rates relief.



## Energy Efficiency Graph



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