

Offers around  
£175,000



58 High Street, Ballymena, BT43 6DT



- Former dental surgery
- Town centre location
- Oil fired central heating
- Part uPVC double glazed windows
- Suitable for a number of uses subject to planning approval
- Immediate occupation available
- May be considered for letting



An excellent opportunity to purchase a substantial commercial property in a prominent position in the town centre of Ballymena. The premises, extending to approximately 1.325 square feet (123 square metres) over 3 floors, was previously used as a dental surgery and could easily be used again for this purpose. Alternatively, the property would suit a variety of potential users (subject to any necessary statutory consents) such as retail, offices or commercial. The property is close to the Tower Centre multi storey car park.

**GROUND FLOOR**

Front porch and hall way leading to:

**WAITING ROOM**

16'4 x 12'1 (4.98m x 3.68m)

**RECEPTION AREA**

12'1 x 12'1 (3.68m x 3.68m)

**OFFICE**

14'8 x 6'11 (4.47m x 2.11m)

**KITCHEN AREA**

11'10 x 8,7 to widest (3.61m x 2.44m,2.13m to widest)  
with compressor room an access to rear year

**STORE**

9'9 x 8' (2.97m x 2.44m)

**WC**

3'10 x 7' (1.17m x 2.13m)

**WC**

3'11 x 7' (1.19m x 2.13m)

**SPLIT LEVEL FIRST FLOOR**

**TREATMENT ROOM 1**

12, x 11'11 (3.66m, x 3.63m)

**TREATMENT ROOM 2**

11'3 x 8'10 (3.43m x 2.69m)

**TREATMENT ROOM 3**

11'3 x 8'3 (3.43m x 2.51m)

**TREATMENT ROOM 4**

12'3 x 12' (3.73m x 3.66m)

**TREATMENT ROOM 5**

11'1 x 7'9 to widest (3.38m x 2.36m to widest)

**X RAY ROOM / OFFICE**

9'6 x 7'9 (2.90m x 2.36m)

**DARK ROOM / STORE**

6'7 x 3'2 (2.01m x 0.97m)

**SERVICE ROOM**

5'2 x 4' (1.57m x 1.22m)

**WC**

6'9 x 2'10 (2.06m x 0.86m)

**SECOND FLOOR**

**OFFICE**

12' x 11'6 (3.66m x 3.51m)

**OFFICE**

17'3 x 16'1 (5.26m x 4.90m)

**EXTERNAL**

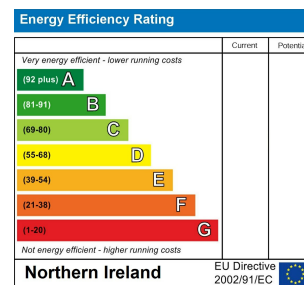
Communal yard to rear.

Tenure: Freehold

NAV £7350 Rates: £4425 approx.

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: Bensons**  
**9 Dunmore Street, Coleraine**  
**Tel. 028 703 43677/21133**  
**www.bensonsni.com**



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2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
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