



45-49 Church Street, Ballymena, BT43 6DD

£20,000 Per annum

The premises occupies an excellent position on Ballymena's main retail pitch. Occupiers within close proximity include Santander, Bank of Ireland, Savers and McKillen's of Ballymena.

Internally the property is fitted with carpet flooring, plastered/painted walls, suspended ceiling and air conditioning. Extensive storage/admin areas are provided together with w/c facilities.

Flexible Lease options available, normal commercial repairing and insuring terms.

Property Features

- Town Centre Location
- Circa 3,785sq ft over Ground and First Floor.
- Extensive storage areas
- Available for rent or for sale

Accommodation

(Dimensions and Areas are approximate)

Ground Floor Sales

3106sqft/288.6sqm

Ground Floor Storage

333sqft/30.9sqm

Ground Floor Kitchen

262sqft/24.3sqm

First Floor Storage (1)

262sqft/24.3sqm

First Floor Storage (2)

48sqft/4.5sqm

Lease Details

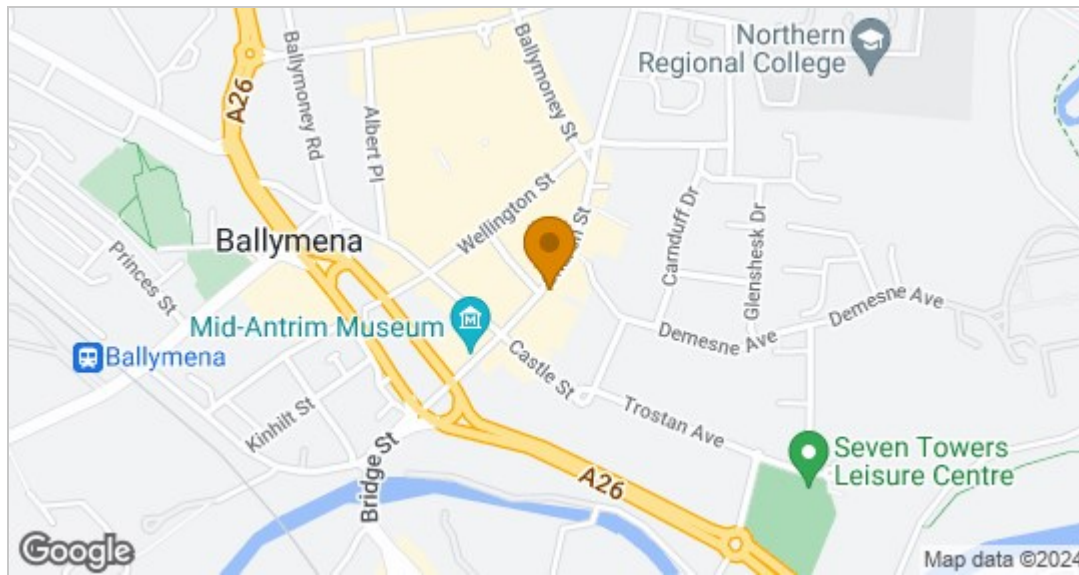
Term: Flexible Lease options available, normal commercial repairing and insuring terms.

Rent: £20,000 per annum.

Insurance: Tenant to reimburse the landlord with the building insurance premium.

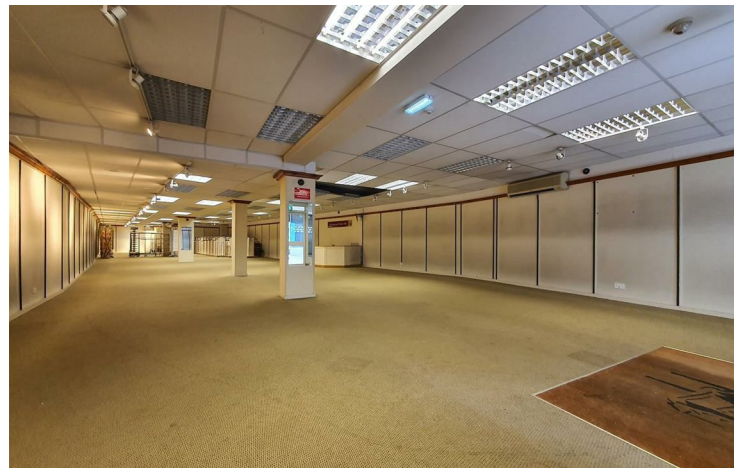
RATES: NAV: £18,400.00. Estimated Non Domestic Rate Bill (2023/24): £11,420.81 per annum.

Area Map

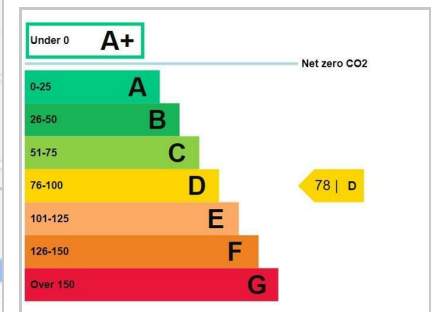


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Energy Efficiency Graph



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