

FOR SALE

Retail Investment Opportunity

CBRE NI
PART OF THE AFFILIATE NETWORK

**Lambert
Smith
Hampton**



*Red line for indicative purposes only.

2 SEYMOUR STREET, BALLYMONEY, BT53 6JR

Exciting Commercial Opportunity

Approximately 14,690 sq. ft.

Executive Summary

- Ballymoney is a town in County Antrim which is located 47 miles North of Belfast and 8 miles Southeast of Coleraine.
- Prominent retail investment situated in Ballymoney town centre.
- The immediate area is occupied by other national retailers including Lidl, Tesco and Home Bargains.
- Let in its entirety to Poundland Limited for **£60,000 per annum**.
- Leased until 24th October 2026 providing **3.34 years unexpired lease term**.
- Poundland Limited have a CreditSafe score of 100/100 which reflects **'Very Low Risk'**.
- We are instructed to seek offers in excess of **£900,000 (Nine Hundred Thousand Pounds)** exclusive of VAT.



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Location

Ballymoney is a town in County Antrim which is located 47 miles North of Belfast and 8 miles Southeast of Coleraine.

The premises are situated in Seymour Street, adjacent to Main Street. Surrounding Occupiers include Lidl, Tesco, Home Bargains and Millspout Motorcycles. Ballymoney Train Station is situated only 0.2 miles away.

Description

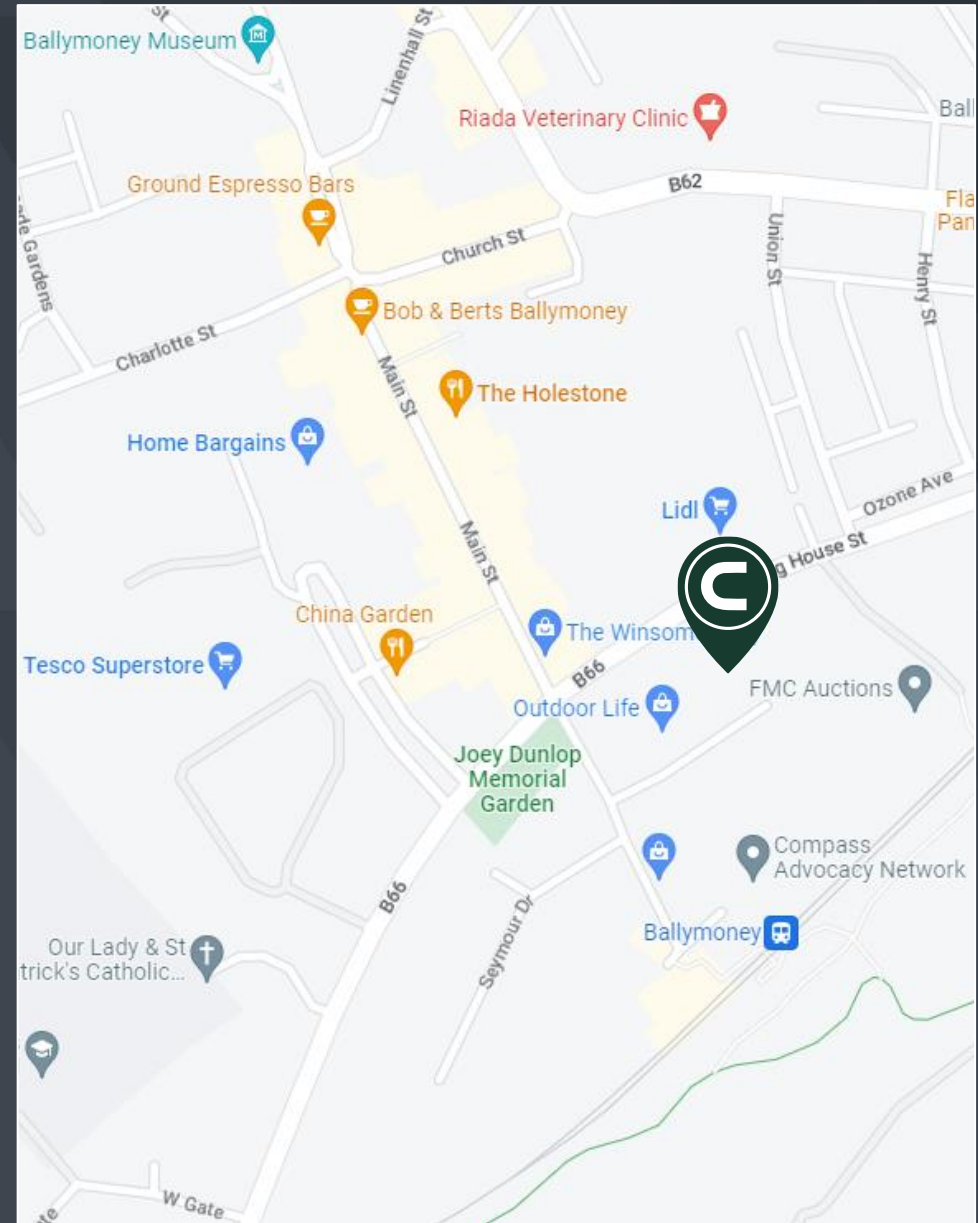
The subject premises comprises a modern purpose-built, single storey former supermarket with associated car parking and servicing facilities now trading as Poundland.

Accommodation

The property provides the following gross internal areas:

Ground Floor	11,722 Sq. Ft	1,089 Sq. M
Basement	2,968 Sq. Ft	276 Sq. M
TOTAL	14,690 Sq. Ft	1,365 Sq. M

The property benefits from 82 car parking spaces.





Tesco

Home Bargains

Town Centre

Lidl

Subject Property

Train Station

Not Included in Sale

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Tenancy

The property is let to Poundland Limited for a term of 5 years from the 25th October 2021 (3.34 years unexpired) at a rent of £60,000 per annum.

Covenant Strength

Poundland Limited has a Creditsafe rating of 100/100 which reflects 'Very Low Risk'. CreditSafe report available upon request.

Tenure

Assumed freehold or long leasehold subject to nominal ground rent.

Rates Payable

We have been advised by Land and Property Services that the property has a rateable value of £99,800 and therefore the rates payable for the current year (2023/24) are £55,421.44.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Proposal

We are seeking offers in excess of **£900,000 (Nine Hundred Thousand Pounds)**, exclusive of VAT.



EPC

The property has an EPC rating of B50.

Energy performance certificate (EPC)

2 Seymour Street Ballymoney BT53 6JR	Energy rating B	Valid until: 14 May 2033 Certificate number: 4558-9434-3262-2084-7402
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Property type
A1/A2 Retail and Financial/Professional services

Total floor area
1141 square metres

Energy efficiency rating for this property
This property's current energy rating is B.

The image shows a horizontal bar chart representing the energy efficiency rating scale. The scale is divided into seven categories: A+ (Under 0), A (0-25), B (26-50), C (51-75), D (76-100), E (101-125), F (126-150), and G (Over 150). A green arrow points to the B category, with a score of 50. A blue line indicates the Net zero CO2 target at the top of the scale.

Properties are given a rating from A+ (most efficient) to G (least efficient).
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Contact

Stephen Smith

T: 07976 523 666

E: Stephen.smith@cbreni.com

James Turkington

T: 07796 208 416

E: james.turkington@cbreni.com

CBRE NI

The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555

W: www.cbreni.com

@CBRE_NI

Gary Marlin

T: 07841 145 500

E: gmarlin@lsh.ie

Tom Donnan

T: 07442 495 827

E: tdonnan@lsh.ie

Lambert Smith Hampton

Clarence House
4-10 May Street
Belfast, BT1 4NJ

T: 028 9032 7954

W: www.lsh.co.uk

@LSHtweets

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