



Prominent Town Centre Retail/Commercial Premises For Sale / To Let

45/49 Church Street, Ballymena, BT43 6DD



Located in the heart of the town adjacent to both local and national retailers.



Large 3,785sq ft commercial building in town centre location.



Ideally located in a highly accessible location on Church Street, with the benefit of a rear service access.

Get more information

Avison Young

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Location

Ballymena, located approx. 28 miles north of Belfast is one of Northern Ireland's premier retail towns with a catchment population estimated to be approximately 200,000 people. The town is well served by the province's road and rail networks.

The town is one of Northern Ireland's most significant retailing destinations, which features two successful shopping centres; The Tower Centre and Fairhill Shopping Centre.

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.



Description

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.

Accommodation

The subject unit provides the following approx. net internal areas:-

Description	Sq ft	Sq m
Ground Floor Sales	3,106	288.6
Ground Floor Storage	333	30.9
Ground Floor Kitchen	36	3.3
First Floor Storage (1)	262	24.3
First Floor Storage (2)	48	4.5
Total	3,785	351.6

Lease Details

Term: By Negotiation

Rent: £20,000 per annum exclusive

Repairs: Full repairing and insuring terms

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

Sale Price

Offers in excess of £200,000 exclusive

VAT

All prices and rentals quoted are exclusive of, and may be subject to, VAT.

Rates

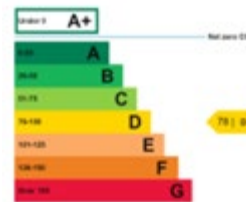
NAV: £12,000

Rates in £ (23/24) - 0.620696

Rates Payable: £7,450 per annum

Please note the building should qualify for small business rates relief which allow or a 20% saving in rates payable.

EPC



Joint Agent

Harry Clarke Estate Agent
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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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