



55 High Street, Ballymena, BT43 6DT

Offers in the region of £99,950

Located in Ballymena town centre, within easy walking distance of the Tower Centre, this dedicated office building enjoys excellent frontage to High Street, with a spacious reception area, a host of private offices and an abundance of storage facilities, including a Strong Room.

Priced to reflect the need for modernisation, this spacious office accommodation offers potential purchasers a worthwhile project in an excellent location.

The building may also lend itself well to redevelopment, subject to the relevant statutory approvals.

Property Features

- Spacious commercial office building in Ballymena town centre
- Excellent frontage to High Street
- Circa 3,000 sq ft of accommodation set over four floors
- Located with in easy walking distance of the tower centre
- Oil fired heating system
- Enclosed rear yard
- Development potential



Accommodation (Dimensions and Areas are Approx.)

Ground Floor

Entrance Hall 8'2" x 5'6" (2.51 x 1.68)
Hardwood front door with side lights. Tiled floor.

Main Reception 15'7" x 13'5" (4.76 x 4.11)

Waiting Room 8'2" x 8'10" (2.5 x 2.7)
In an open plan with the main reception area

Front Office 16'3" x 12'9" (max) (4.97 x 3.9 (max))

Hall 16'0" x 6'6" (4.89 x 2.0)

Office 2 15'4" x 12'1" (4.68 x 3.7)
External Door

Walk in Safe/Strong Room

Separate W/C 5'1" x 3'2" (1.57 x 0.99)
Fitted with a W/C and wash hand basin.

First Floor

Landing
Built in Cupboard

Office 12'9" x 8'9" (3.9 x 2.69)

Office 13'8" x 9'0" (4.18 x 2.76)

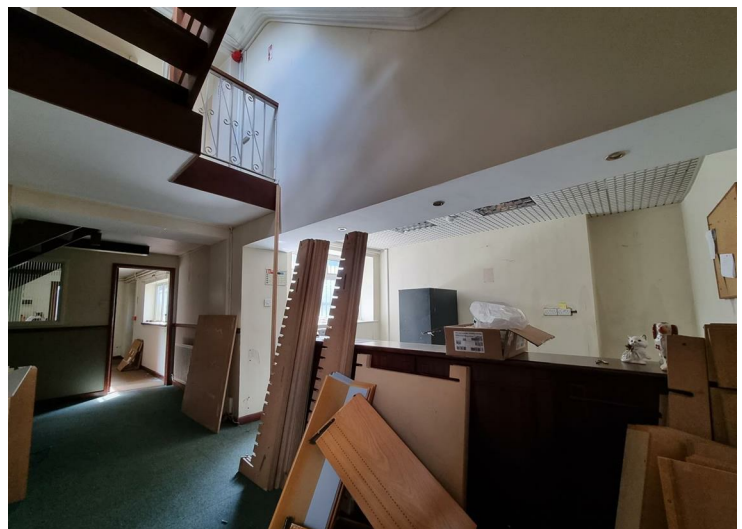
Office (Front) 15'6" x 12'8" (4.73 x 3.87)

Kitchen 9'9" x 8'5" (2.99 x 2.57)

Office 13'0" x 9'4" (max) (3.97 x 2.86 (max))
Built in storage cupboard

Office 9'10" x 8'9" (3.0 x 2.68)

Second Floor



Landing

Separate W/C 10'3" x 3'1" (3.13 x 0.96)

Fitted with a W/C and wash hand basin

Office 14'5" x 8'5" (4.4 x 2.57)

Office 18'6" (5.65)

Third Floor

Landing

Store 15'10" x 7'8" (4.85 x 2.35)

Store 8'10" x 6'9" (2.7 x 2.08)

Store 17'9" x 9'0" (5.42 x 2.76)

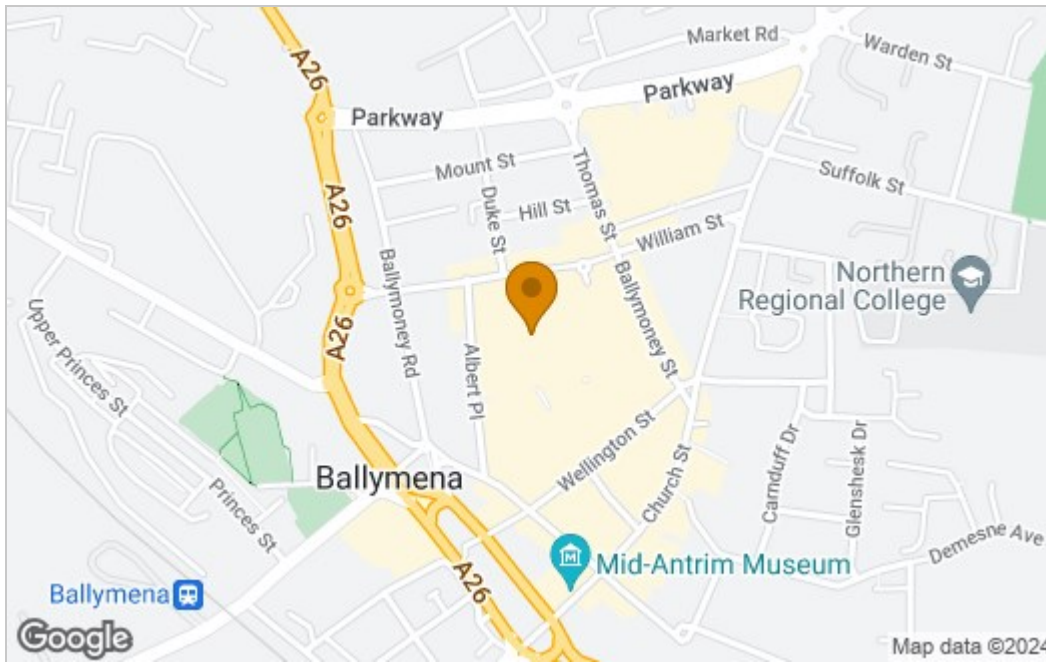
Outside

Enclosed yard to the rear with gated pedestrian access from High Street.

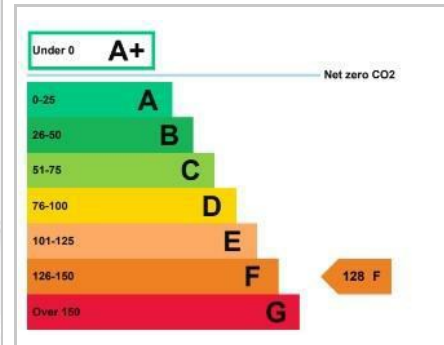




Area Map



Energy Efficiency Graph



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