



Excellent Retail / Office Space To Let

21-23 Church Street, Ballymena, BT43 6DD



Large 3 storey building spanning 2,373 sq ft.



Town centre location with high levels of passing footfall/traffic.



Easy access with benefit of on street parking.

Get more information

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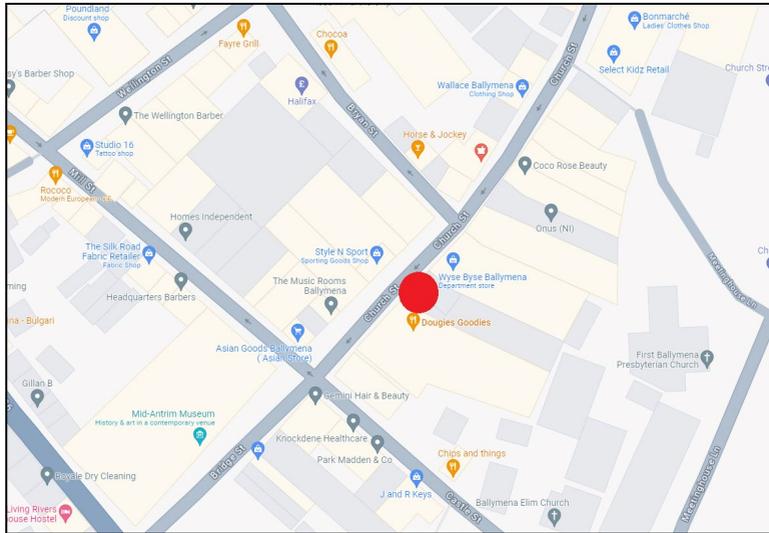
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Location

Ballymena is one of Northern Ireland's leading provincial towns with a resident population of approx. 28,000 and a district population of approx. 58,000 people. The town is located approx. 26 miles north west of Belfast and is well serviced by the Province's road and rail network.

The subject property is located on Church Street, with the benefit of on street car parking and the nearby large pay & display car park on Castle Street.

Neighbouring occupiers include Dougies Goodies, 360 Properties, The Giftbox, Elite Lighting and Mid Antrim Museum.



Description

The subject property is a large 3 storey retail/professional services unit with upper floor ancillary storage/staff accommodation.

The ground floor benefits from a high quality fit out to include carpeted floors, plastered/painted walls and ceilings with incorporated spot lighting, separate meeting room to the rear and electric roller shutter to the shopfront.

The upper floors are a more basic fit out and would be suitable for both office use or storage space.

The property would be suitable for a variety of uses, subject to planning consent.



Accommodation

Description	Sq. ft	Sq. M
Ground Floor	997	92.6
First Floor	889	82.6
Second Floor	487	45.3
Total Net Internet Area	2,373	220.5

Lease Terms

The property is available on a new lease as follows;

Term:	New 5 year lease.
Rent:	£9,000 per annum exclusive
Repairs:	Full repairing terms.
Insurance:	Tenant to reimburse in respect of the building insurance premium.
Deposit:	A security deposit may be required.

NAV

Net Annual Value:	£8,900
Rate £ 23/24:	£0.620696
Rates Payable:	*£5,525

*Please note the subject should qualify for small business rates relief scheme which would result in a 20% reduction in rates liability.

VAT

All rentals and outgoings are quoted exclusive of VAT.

EPC - G216



To find out more, please contact:

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