



Excellent Retail Unit For Sale/To Let

72-74 Lower Mill Street, Ballymena, BT43 5AF



Large 3 storey building spanning 1,804 sq ft suitable for a variety of uses (subject to planning).



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



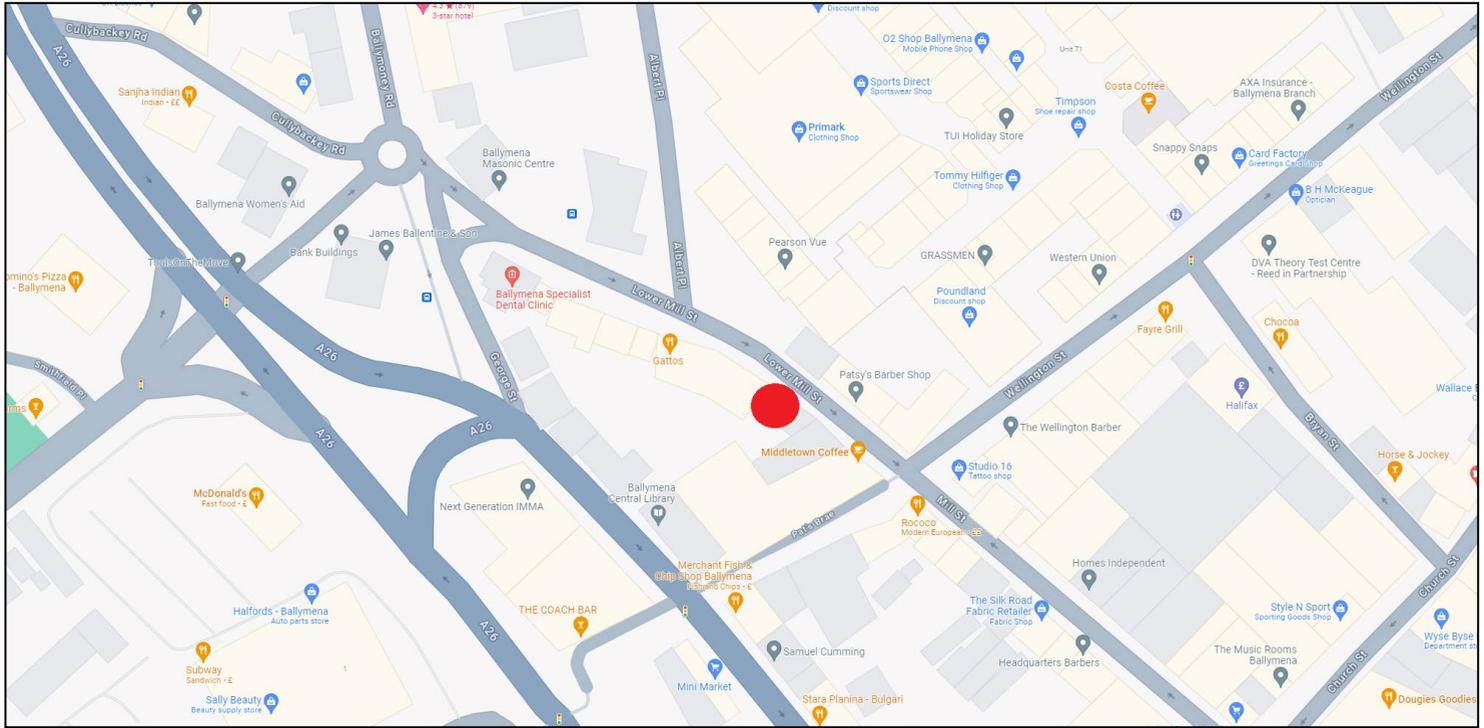
Ideal for catering / hot food (STPP) with a range of equipment & extraction system installed.

Get more information

Avison Young

3rd Floor, Rose Building
16 Howard Street
Belfast
BT1 6PA
T: +44 028 90316121
F: +44 028 90316120
E: Belfast.property@avisonyoung.com

Avisonyoung.com/ni



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 occupies an excellent town centre location on Lower Mill Street in the heart of the town, with the benefit of on street car parking. This area benefits from high levels of footfall with the Tower Centre being directly adjacent.

Neighbouring occupiers include Middletown Coffee, Gattos restaurant, Polita, Adair Arms Hotel and a mix of both national and local retailers within the Tower Centre Shopping Centre.

Description

The subject property is a large 3 storey retail unit with upper floor ancillary storage/staff accommodation, suitable for a variety of uses (subject to planning).

The property benefits from both a customer access into the front retail portion, as well as a side staff/delivery access to the rear kitchen/storage area. This unit has obvious potential to be used as a hot food takeaway, subject to planning. Please note the property does NOT currently have hot food takeaway consent.

The upper floors are a more basic fit out and provide ancillary office/staff facilities, however, does benefit from water connection to several different rooms making it suitable for health/beauty.

Accommodation

Description	Sq. ft	Sq. M
Ground Floor	1,182	109.81
First Floor	474	44.06
Second Floor	148	13.79
Total Net Internet Area	1,804	167.66

Lease Terms

The property is available on a new lease as follows;

- Term:** New 5 year lease.
- Rent:** £8,500 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.

Sale Details

Seeking offers in the region of £90,000 exclusive.

NAV

- Net Annual Value: £5,750
- Rate £ 23/24: £0.620696
- Rates Payable: *£3,569

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

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

To find out more, please contact:

James Nelson

+44 (0)28 9031 6121

+44 (0)7403 821012

James.t.nelson@avisonyoung.com

Gavin Weir

+44 (0)28 9031 6121

Gavin.weir@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

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.

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is centered between two thick, horizontal black bars.