



PORTFOLIO SALE

6, 7, 8 & 10 Church Street, Ballymoney, BT53 6DL

Rare opportunity to purchase this fine collection of commercial investment properties with a passing income of almost £40,000 per annum with potential for over £60,000 per annum going forward

ONLY AVAILABLE AS AN ENTIRETY GROUP PURCHASE

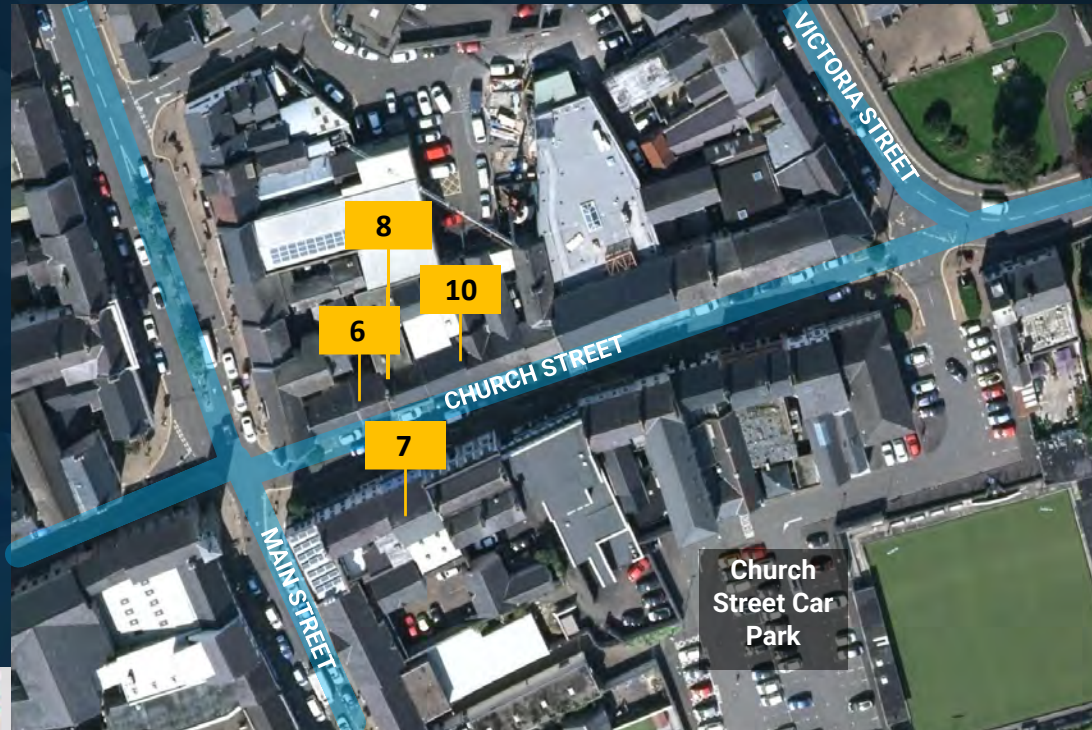
LOCATION

Ballymoney is a town in County Antrim noted for its high proportion of self-employed and local businesses, with an economically active workforce of approximately 76% / around 15,000 people.

Neighbouring commercial occupiers include Poundland, Smyth's Home & Hardware, and the recently completed 25,000 sq ft Lidl store.

The properties are located on Church Street, just off Main Street. Church Street Car Park is close to the subject. Neighbouring occupiers include Sweetness and Light Cakery, Blossom & Birch, Nature Nook, Be Unique by Emma and Anne Shiels Jewellers.

They really are in the heart of the town centre.

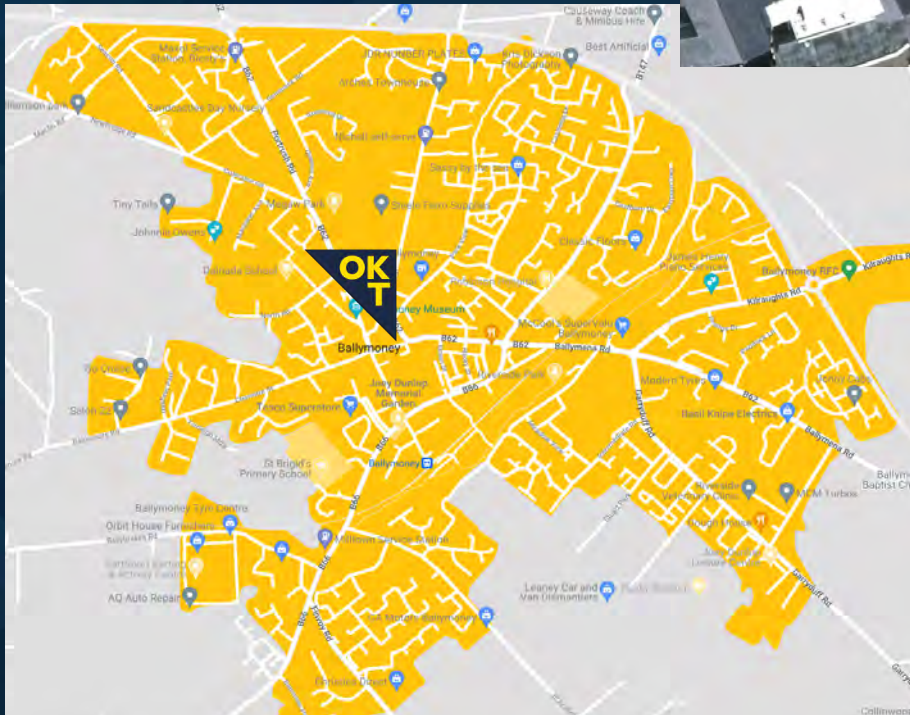


**WITHIN 5 MIN
WALK**

**TO BALLYMONEY
TRAIN STATION**

JUST OFF

**BALLYMONEY
MAIN STREET
(EQUALLY PRIME)**



**WITHIN 10
MIN WALK**

**TO DALRIADA
SCHOOL / BHS**

**C. 4 MIN
DRIVE TO
A26 ROUTE**

6 CHURCH STREET

DESCRIPTION

The property was built well over 100 years ago and retains many of its original features including timber sliding sash windows complete with original shutters and decorative plinth work, exposed red brick walls and timber overhead beams.

Access to the property is via a feature cobble stone walkway to the side of the property. There is a shared yard to the rear of the property, useful for bin storage etc.

The property benefits from café consent.

ACCOMMODATION

DESCRIPTION	AREA (sq m)	AREA (sq ft)
GROUND FLOOR		
Retail Area	35.0	375
FIRST FLOOR		
Seating Area	36.0	392
TOTAL ACCOMMODATION	71 sq m	757 sq ft

SALES DETAILS

PRICE: See Investment Summary

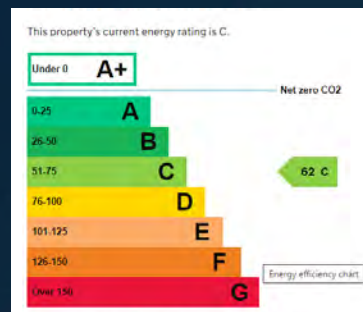
TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV: £3,850 (Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.)

NOTE:

This unit was last leased at £8000 per annum and should with incentives attract at least £7,000 PA going forward upon reletting



7 CHURCH STREET

DESCRIPTION

Excellent Investment purchase. Its not every day that a pharmacy investment comes onto the market and the interest in this lot is purchase opportunity is sure to be strong. Set within a n attractive Georgian style period building which was extensively refurbished and extended about 20 years ago the property also we trust will be relatively low maintenance going forward which is also of attraction no doubt.

The ground floor is in retail use , the upper floors are currently used as storage.

ACCOMMODATION

DESCRIPTION	AREA (sq m)	AREA (sq ft)
GROUND FLOOR (Retail Area & store)	114.6	1,234
FIRST FLOOR (2 no. treatment rooms with showers and store)	57.7	621
SECOND FLOOR (Training Room, Kitchen, Office)	52.2	562
TOTAL ACCOMMODATION	224.5 sq m	2,417 sq ft

LETTING STATUS

Let to Gordons Chemist at £19,500 per annum until 1st December 2026

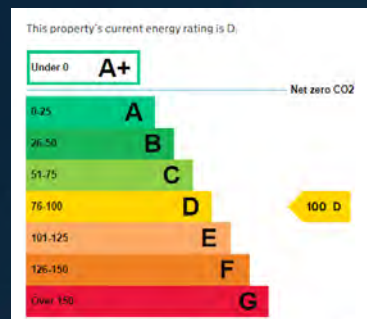
SALES DETAILS

PRICE: See Investment Summary

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV: £13,700 (Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.)



8 CHURCH STREET

DESCRIPTION

Also a fine investment property with valuable hot food planning permission that always ensures good reletting demand for any property. The subject is currently let to Monty's Café who are well established within the town and this property .

The ground floor section comprises ground floor seating area, servery area, kitchen and WC's.

The first floor area comprises a modern 2 bedroom flat converted in 2020.

ACCOMMODATION

DESCRIPTION	AREA (sq m)	AREA (sq ft)
GROUND FLOOR (Retail Area, Kitchen, Food Preparation Area, Store)	109.7	1,184
FIRST FLOOR (Kitchen/ Living Area, Bathroom, 2 Bedrooms)	50.4	543
TOTAL ACCOMMODATION	160.1 sq m	1,727 sq ft

LETTING STATUS

Ground floor let to Monty's Café at £15,000 per annum until 1st June 2025.

First floor let to a private tenant at £450 per calendar month. (£5,400 per annum)

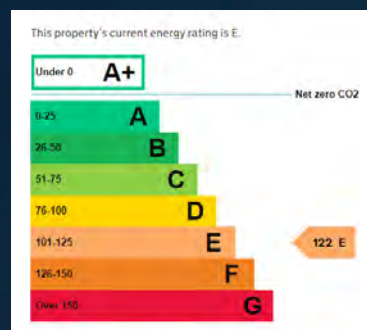
SALES DETAILS

PRICE: See Investment Summary

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV: £10,900 (Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.)



10 CHURCH STREET

DESCRIPTION

The subject property is a fully redeveloped (c. 2008) two storey mid terrace retail property.

The ground floor provides retail accommodation, there is a mezzanine level providing additional retail space beyond a front area atrium which creates a very striking impression upon entry.

The unit is exceptionally well fitted and benefits from an air conditioning system. It is ideal for retail occupants or other commercial users subject to planning as required.

ACCOMMODATION

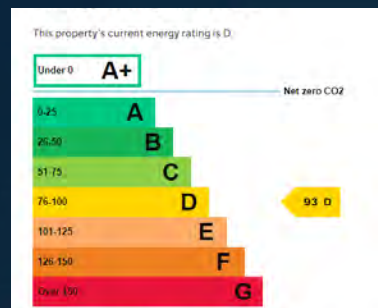
DESCRIPTION	AREA (sq m)	AREA (sq ft)
GROUND FLOOR (Retail Area, staff kitchen, WC)	86.7	933
MEZZANINE (Retail area and store)	58.2	626
TOTAL ACCOMMODATION	144.9 sq m	1,559 sq ft

SALES DETAILS

- PRICE: See Investment Summary
- TITLE: We assume the property is held under freehold title
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.
- NAV: £9,750 (Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.)

NOTE:

This unit was last leased at £15,000 per annum and should with incentives attract at least £14,000 PA going forward upon reletting





INVESTMENT SUMMARY

Rare opportunity to purchase group of commercial investment properties collectively generating £39,900 per annum with potential for over £60,000 PA

ADDRESS	TENANCY DETAILS	PRICE BREAKDOWN
6 CHURCH STREET	Under Offer £6,500 PA	£90,000 (guide for calculation)
7 CHURCH STREET	Gordons Chemist £19,500 PA	£260,000 (guide for calculation)
8 CHURCH STREET	GROUND FLOOR Monty's Café £15,000 PA 1st FLOOR FLAT Private Tenant £5,400PA	£200,000 (guide for calculation)
10 CHURCH STREET	Seeking Offers £14,000 PA	£170,000 (guide for calculation)

We are instructed to seek offers for the **entirety only** in excess of **£685,000** to purchase our clients freehold / long leasehold interest in the properties excluding VAT if applicable.

FURTHER INFORMATION

For further information / viewing arrangements



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Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF:4125

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.