

EVENT SPACE TO LET

Fenaghy Road, Galgorm, Ballymena, BT42 1PY

CBRE NI
PART OF THE AFFILIATE NETWORK



EVENT SPACE TO LET

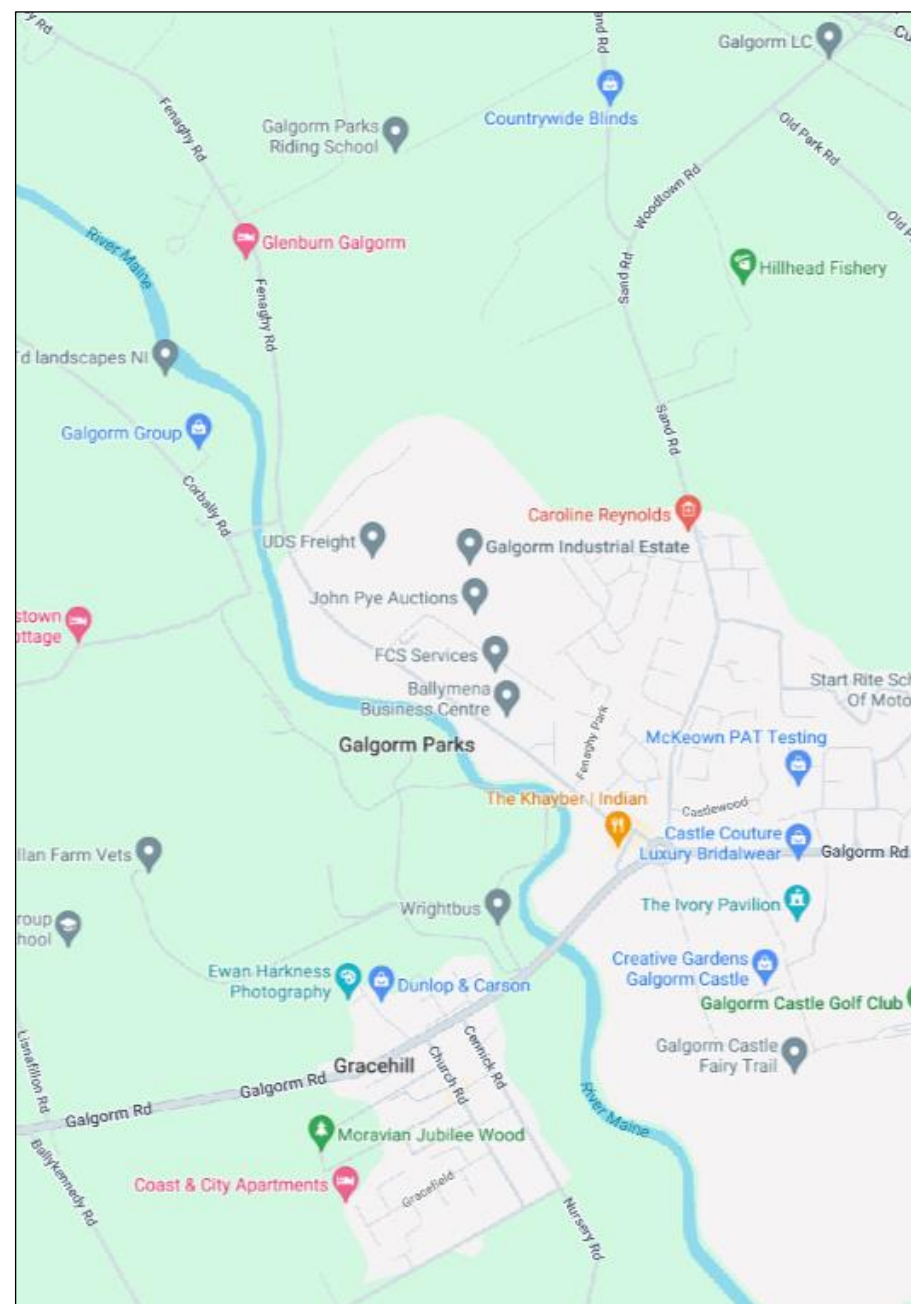
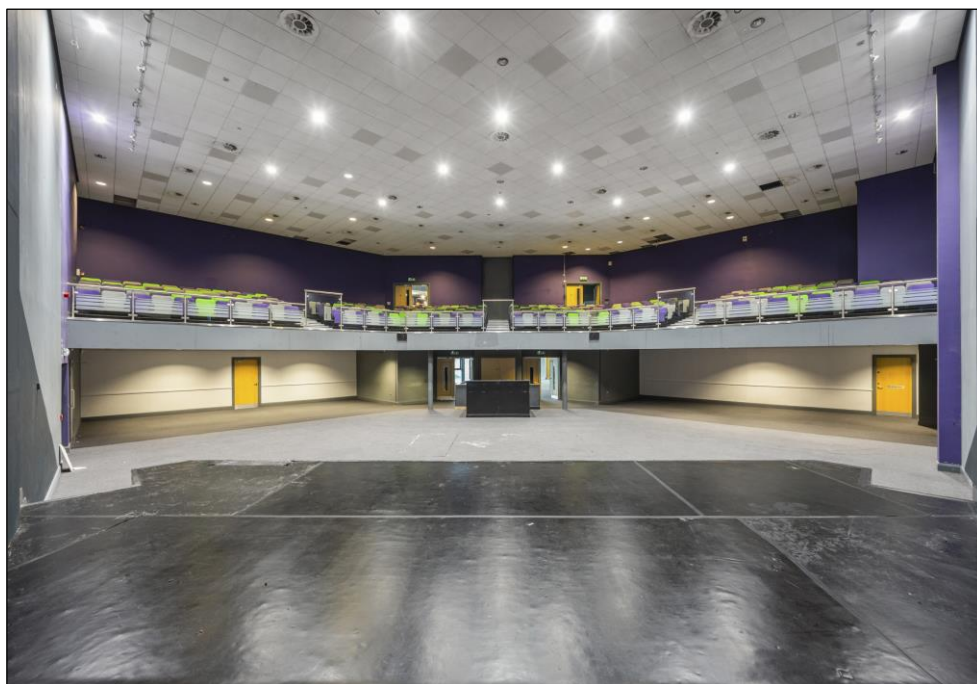
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Key Benefits

- On site car parking
- Easy access to the M2 motorway
- The subject property is located 2.7 miles from Ballymena Town centre.

Location

The property is located in Galgorm Estate, an established address on the edge of Ballymena. This location provides ease of access to the M2 motorway with Belfast only c.32 miles away. It is situated just 0.6 miles from Galgorm Village and 2.7 miles from Ballymena town centre with the 4-Star luxury Galgorm Resort 1.2 miles away and the Galgorm Castle Golf Club 1.1 miles away.



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Description

The property comprises a stand-alone building currently utilised as offices and an auditorium. The Auditorium/ Event Space over ground floor and balcony area can accommodate 872 seats. The ground floor consists of a large commercial kitchen & dining area, recreational spaces, offices, restrooms and the primary section of the auditorium which provides seating for 566 attendees. The first floor provides private offices, lounge areas, and a drinks bar along with the balcony section of the auditorium which offers extra seating for a further 306 attendees

The space would be suitable for concerts, events or other similar uses.

Tenure

Rent	Price on application
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £73,600. The rate in the £ for 2023/24 is £0.620696 therefore the estimated rates payable for 2023/24 is £45,683.23.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area	
26,768 sq ft	2,486.81 sq m

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

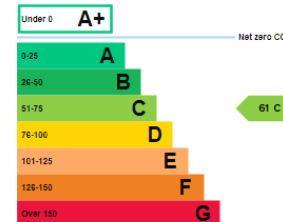
A copy of the EPC certificate is available below and can be made available on request.

Green Pastures Church 1 Galgorm Industrial Estate, Fenaghy Road Galgorm BALLYMENA BT42 1AQ	Energy rating C
Valid until 9 September 2030	Certificate number 0980-9241-0330-7100-7090

Property type	D2 General Assembly and Leisure plus Night Clubs and Theatres
Total floor area	2,457 square metres

Energy rating and score

This property's current energy rating is C.

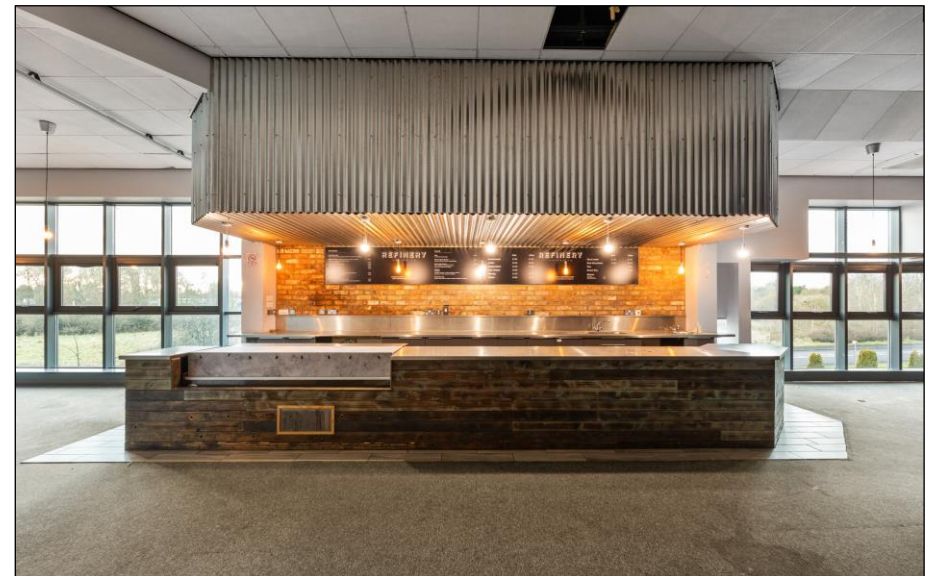


Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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Photographs



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