



## 76 Church Street, Ballymena, BT43 6DF

Offers in the region of £120,000

This town centre unit is fitted and finished to an exceptionally high specification and would be suitable for any number of retail or professional uses. Close to the retail anchors in Church Street (McKillens of Ballymena and Wallace's), this is a unit which enjoys a high footfall and a prominent frontage.

The unit is currently Let (normal commercial terms), with the tenant currently holding over at a rent of £10,000 per annum. The N.A.V for rating purposes is £9,050.00 which precipitates rates burden for 2023/24 of £5,617.30 (The tenant is currently responsible for the rates on the property).

Viewing is strictly via prior appointment with the agents.



## Property Features

- Prominent commercial premises for sale
- Excellent location with high footfall
- Ground floor office/retail space, with first floor office space
- Finished to an exceptionally high standard
- Currently generating a rent of £10,000 per annum

## Accommodation (Dimensions and Areas are approximate)

### GROUND FLOOR 21'5"

Offering approximately 3.5 sqm (575 sq ft) of ground floor office/retail space.

Frontage to Church Street 8.00m (26'3")

Depth (max) 6.53m (21'5")

Toilet Facilities (DEA compliant)

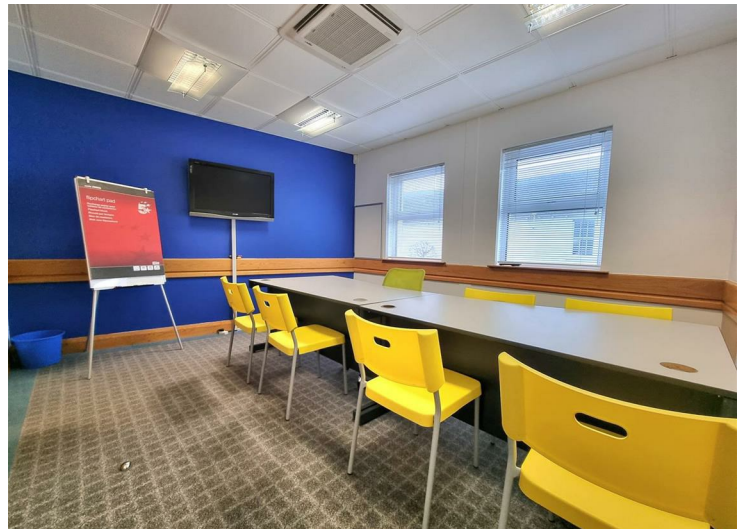
### FIRST FLOOR

Accessed is both via the Ground Floor Retail area and also from an independent pedestrian street access. The office accommodation is also finished to a high standard.

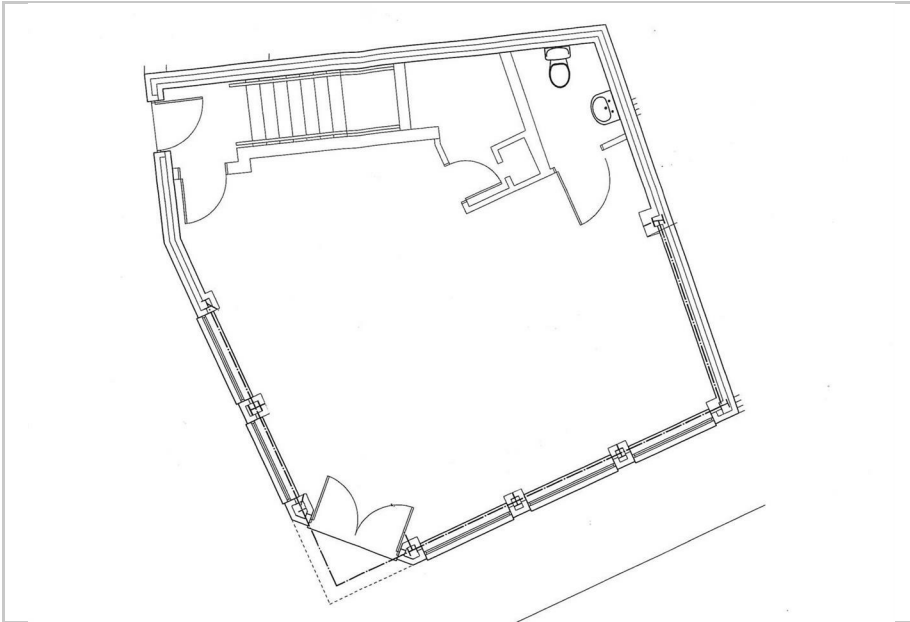
Office 1 11'8" x 13'3" (3.56m x 4.04m)

Office 2 11'9" x 12'10" (3.58m x 3.91m)

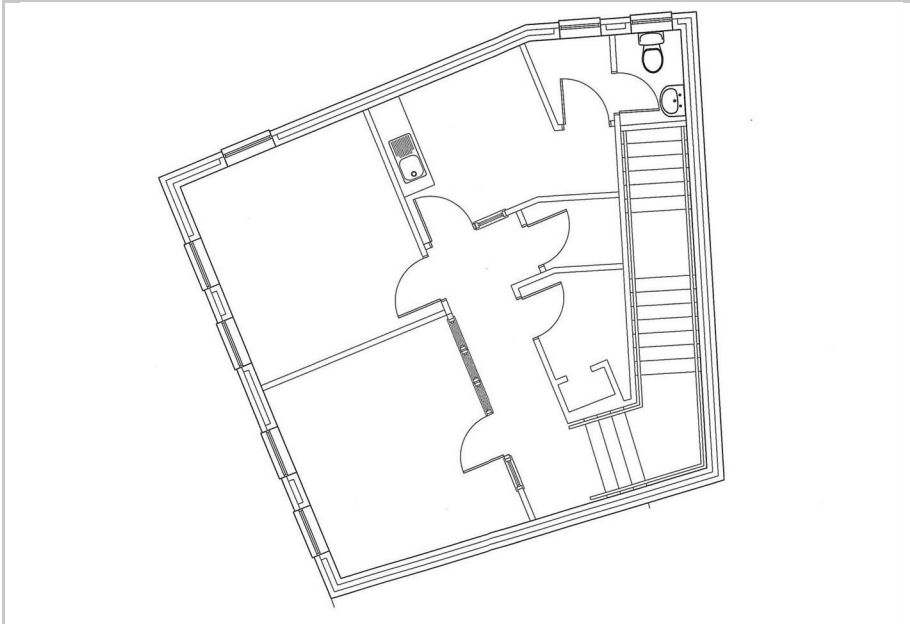
Kitchen 8'5" x 9'8" (mean) (2.59m x 2.95m (mean))



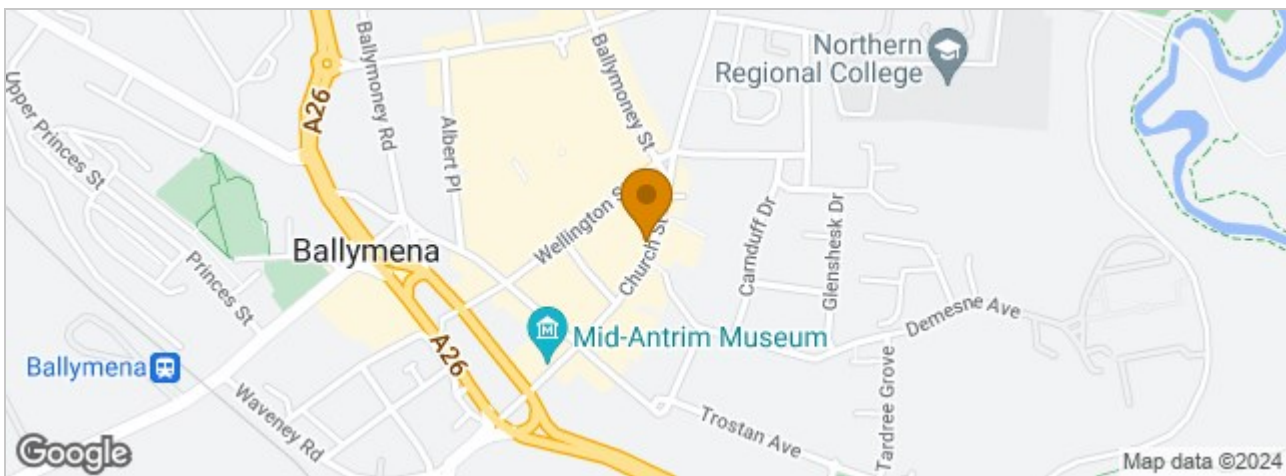
## Ground Floor Plan



## First Floor Plan



## Area Map



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