

FOR SALE – REDEVELOPMENT / REFURBISHMENT OPPORTUNITY

22-24 BRIDGE STREET, BALLYMENA, BT43 5EW

CBRE NI
PART OF THE AFFILIATE NETWORK



FOR SALE – REDEVELOPMENT / REFURBISHMENT OPPORTUNITY

CBRE NI

PART OF THE AFFILIATE NETWORK

22-24 BRIDGE STREET, BALLYMENA, BT43 5EW

Location

Ballymena is located approximately 28 miles north of Belfast with a district population of approximately 60,000 people and a catchment population of close to 100,000 people. The town benefits from excellent transport links to Belfast via the M2. The subject property occupies a prominent position on Bridge Street and is in close proximity to Braidwater Retail Park and Castle Street car park.

Description

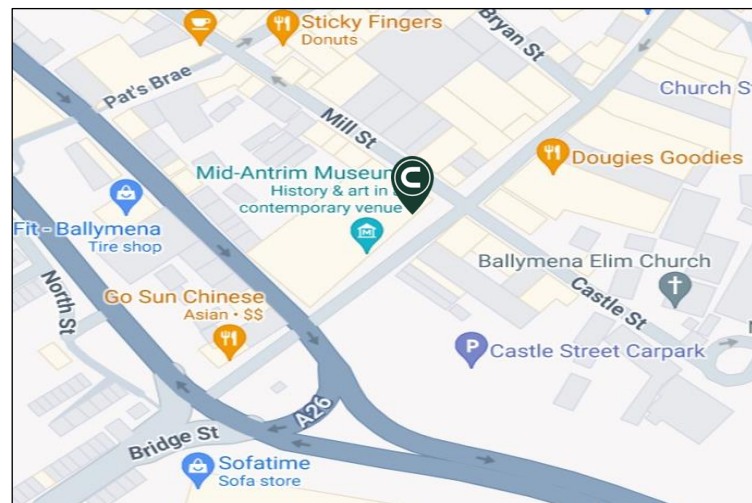
The subject property comprises a three-storey commercial building providing retail accommodation on the ground with the upper floor storage space.

Accommodation

Ground Floor	2,114 sq ft
First Floor	1,703 sq ft
Second Floor	Not Accessible
TOTAL	3,817 sq ft

Sales Details

We are instructed to seek offers around £150,000 exclusive.



Title

Assumed long leasehold / freehold title.

Rateable Value

We have been advised by the Land and Property Services that the estimated rateable value is £8,900. The rate in the £ for 2023 / 2024 is £0.620696 therefore the estimated rates payable are £5,524.19.

VAT

All prices quoted are exclusive of VAT.

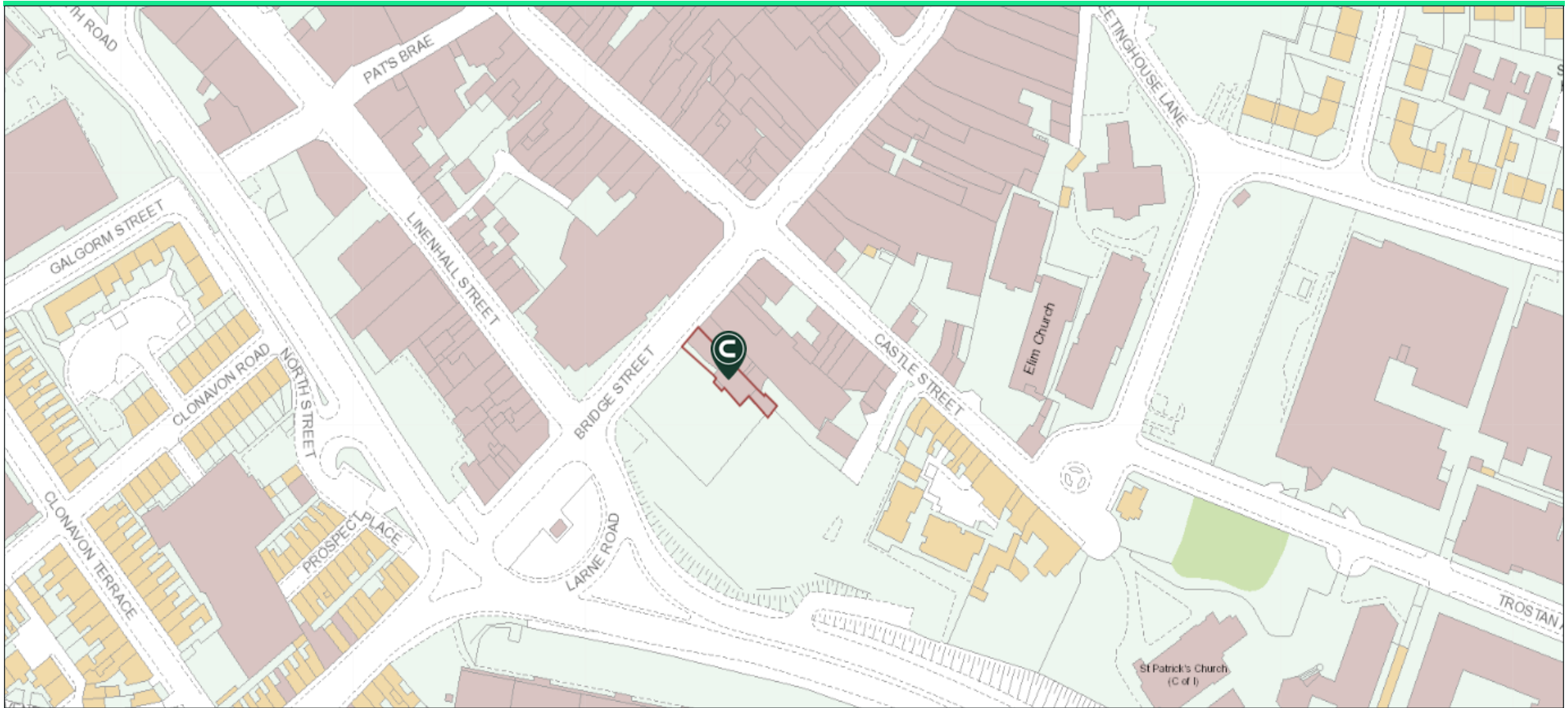
AML

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.

FOR SALE – REDEVELOPMENT / REFURBISHMENT OPPORTUNITY

CBRE NI
PART OF THE AFFILIATE NETWORK

22-24 BRIDGE STREET, BALLYMENA, BT43 5EW



Contact Us

Stephen Smith

T: 0797 6523 666

E: stephen.smith@cbreni.com

Rory Kelly

T: 07557760331

E: rory.Kelly@cbreni.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbreni.com



@CBRE_NI