# To Let

## 41 - 43 Main Street, Ballymoney





**Town Centre Storage Premises** 

## **Summary**

- Prime Town Centre Ground Floor Premises.
- Located on a prominent position on Main Street within the town.
- Net Internal Area c. 4,306 sq ft (c.400.03 sq m).
- The property is currently being used as a retail premises
  and has been sub divided into a retail unit to the front and
  storage facility to the rear which is accessed via Castlecroft
  Car Park.
- Secure car parking to the rear for approx 10–12 cars.
- Consideration will be given to permanent sub division of the premises to facilitate multiple tenants.
- Whilst the property is in need of modernisation the property benefits from extensive window frontage and pedestrican footfall on to main street and is in close proximity to nearby car parking.

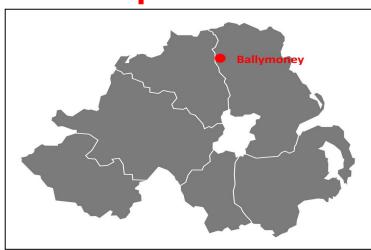
Rent: £POA per annum

#### **Accommodation**

**Net Internal Area:** 

(c.400.03 sq m) c. 4,306 sq ft

### **Location Map**



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY







**Lease Details** 

Rent: £POA per annum

Lease Details: Terms Negotiable

Rates:

Tenant Responsible

Insurance: Landlord to insure, tenant to reimburse

Repairs:

Effectively Full Repairing

VAT:

All outgoings and rentals are quoted exclusive of but may be liable to

> Rates NAV: **TBC**

Non-Domestic Rate in £: 0.588556

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

- 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.

  7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.







