

# To Let

## 41 - 43 Main Street, Ballymoney

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### 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 pedestrian footfall on to main street and is in close proximity to nearby car parking.

**Town Centre Storage Premises**

**Rent: £POA per annum**



# Accommodation

## Net Internal Area:

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

## 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

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