



21 Linenhall Street, Ballymena, BT43 5AJ

Offers in the region of £39,950

Located on Linenhall Street, within easy walking distance of Ballymena Town Hall and the traditional town centre, this commercial unit is offered for sale with vacant possession.

The unit is suitable for a number of commercial uses, with potential to be redeveloped into living accommodation (subject to relevant statutory approvals).

Offered at a price which reflects its need for modernisation, this property is likely to appeal to those seeking a worthwhile project, either for investment or redevelopment. The adjacent commercial units are also currently for sale, which may be of interest to those seeking a larger redevelopment opportunity.

Property Features

- Commercial unit for sale
- Available with vacant possession
- The unit would benefit from modernisation
- Redevelopment potential

Accommodation

(Dimensions and Areas are approximate)
Ground Floor

Retail area 20'11" x 12'1" (max) (6.4 x 3.7 (max))
Circa 23 sqm of retail space.
The shop front consists of an aluminium door and display window.

Store Room 20'6" x 12'3" (6.25 x 3.74)

Circa 23 sqm.
Including a back hall which separates the back door from the main store and a separate W/C.

First floor

Loft storage area, accessed via a fixed stair ladder from the ground floor.

Second floor

Loft storage area, accessed via a staircase from the first floor.

Outside

Access to the rear of the property is via a shared walkway.

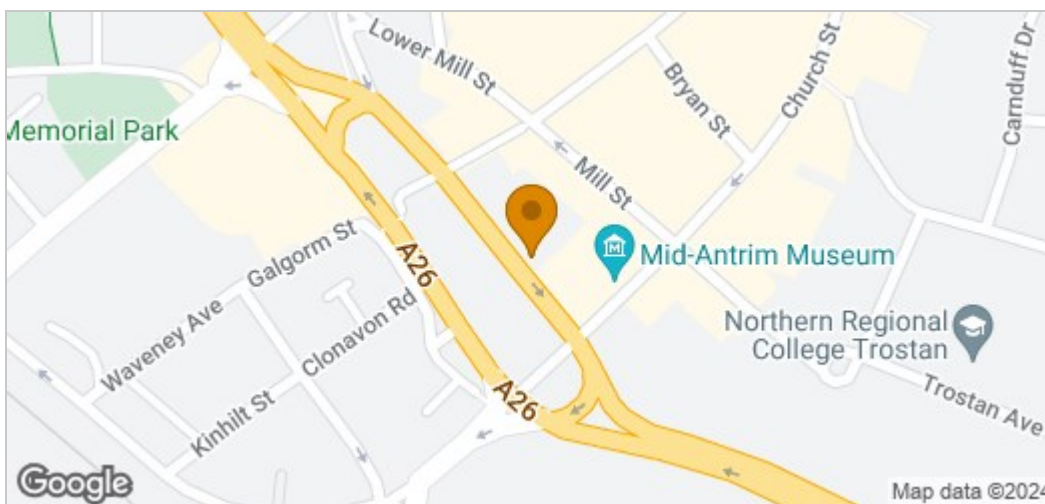
Total Net Annual Value (NAV) are as follows:

NAV of £3,050.00, which equates to a rates burden of £1,893.12 for 22/23.

Please note, the property may be eligible for small business rates relief.



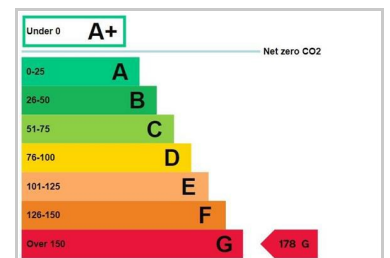
Area Map



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Energy Efficiency Graph



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