



Instinctive
Excellence
in Property.

To Let

Hot Food Unit
c. 915 sq ft (85 sq m)

Unit 3 Herbison Square
Ballymena
BT43 6HS

HOT FOOD



HOT FOOD

Location Map



Location

Herbison square is a modern purpose-built neighbourhood retail scheme on the Cushendall Road. The scheme is approximately 1 mile northwest of Ballymena town centre on a busy arterial route. There is an extensive amount of residential development in the immediate vicinity, with the Braid Valley Hospital and Ballymena Health Centre a short walk away. Existing tenants occupying the scheme include Vivo/ Wine flair, Char Bella, and The Happy Villa Chinese takeaway.

Description

The property comprises a ground unit which has previously been occupied as a Dominos fast food restaurant and would be suitable for a range of uses. Internally the unit is currently shell with concrete walls and floors.

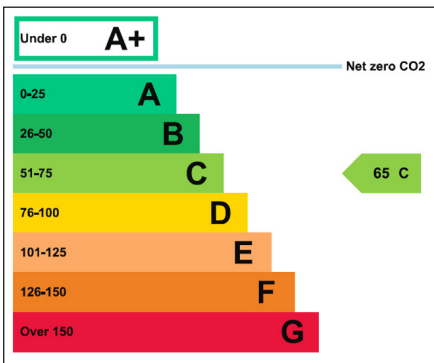
Available July 2024.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	915	85

EPC



Lease Details

Term: Negotiable
Rental: £17,500 per annum exclusive
Service Charge: £2,070 per annum exclusive

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £8,400.00
Estimated rates payable: £5,648.29

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (http://www.legislation.gov.uk/ukksi/2017/692/made). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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