



Subject Unit

## To Let New Build Commercial Unit

38 Doury Rd, Dunclug, Ballymena, BT43 6JA

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**FRAZER  
KIDD**

# To Let New Build Commercial Unit

38 Doury Rd, Dunclug, Ballymena, BT43 6JA

## Summary

- Situated within a strong residential catchment area and close to Ballymena town centre.
- The commercial unit will form part of a new-build Eurospar & PFS.
- Comprises of c.764 sq ft with excellent frontage overlooking the forecourt & car park.
- The unit is to be handed over in shell specification and available from December 2024.
- Suitable for a range of potential uses, subject to planning permission.

## Location

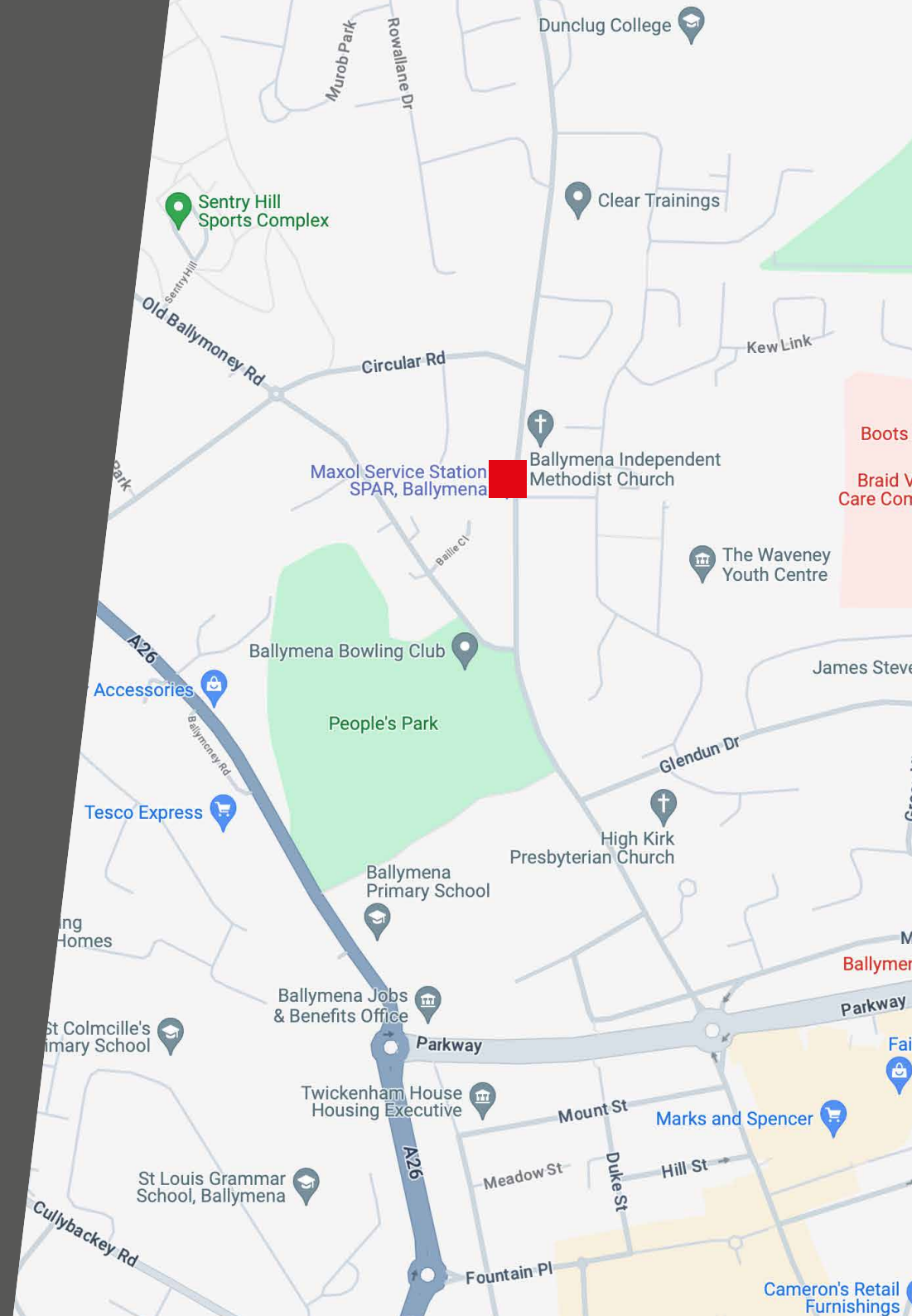
Ballymena is one of Northern Ireland's leading provincial towns, having a resident population of c. 28,000 persons and a district population of 56,000. The town is located c. 25 miles north west of Belfast, 14 miles from Antrim and is well served by the Province's main road and rail networks.

The Eurospar and Petrol Filling Station is strategically located within Ballymena fronting onto the Doury Road, surrounded by densely populated housing and benefitting from high volumes of passing vehicular traffic.

Ballymena town centre and Fairhill Shopping Centre are located within 10 minutes walking distance.

## Description

The commercial unit will form part of a new-build Eurospar & Petrol Filling Station with excellent frontage and signage visibility, overlooking the forecourt & car park. It is proposed that the unit will be available from December 2024 and will be handed over in shell specification to an incoming tenant, with the benefit of a shop frontage and electric roller shutter door.



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## Accommodation

The property has a Net Internal Area of c. 764 Sq Ft (71 Sq M).

## Rent

Offers invited in the region of £15,000 per annum.

## Rates

To be assessed by LPS post construction.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of a service charge.

## Service Charge

Tenant to pay a service charge in respect of the upkeep, maintenance & repair of the exterior of the building and the grounds of which the subject premises form's part.

## Building Insurance

Tenant to be responsible for repayment of a proportion of the landlords building insurance premium.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk

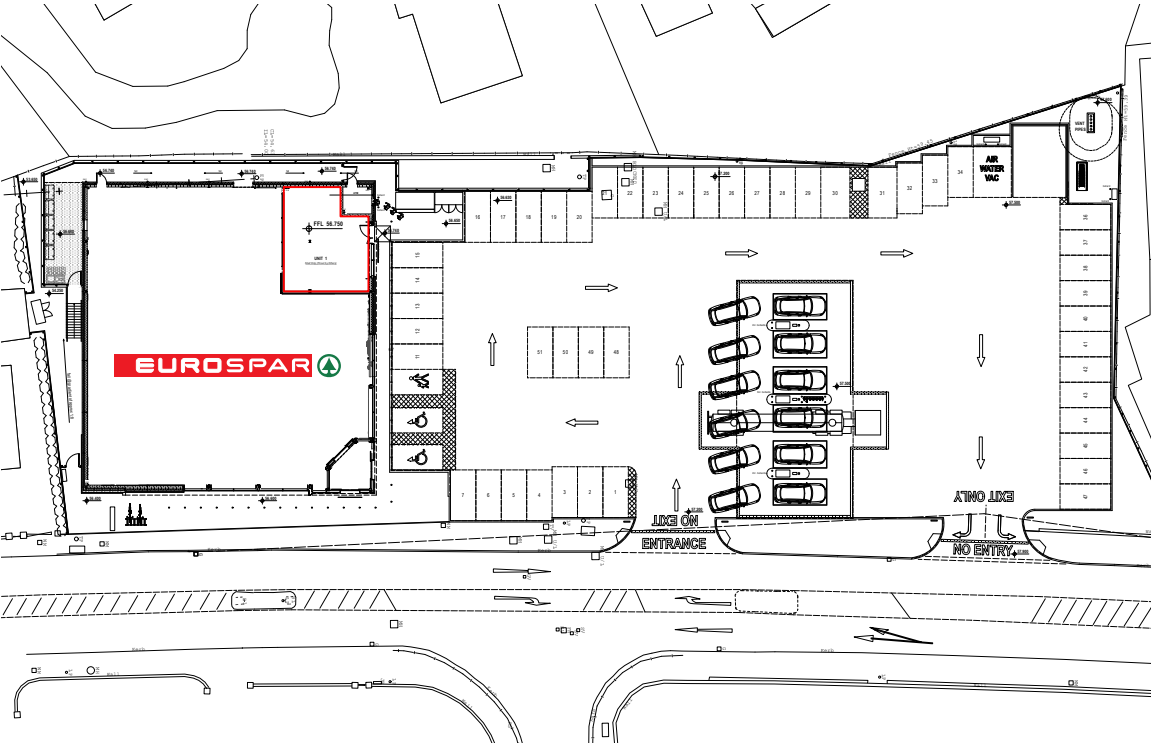


Construction works have commenced to the rear of the existing store.

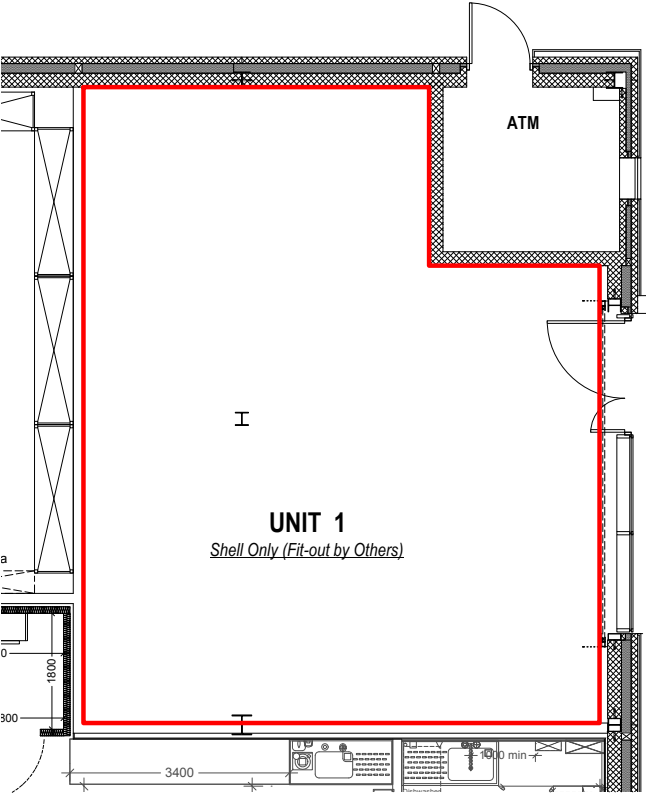


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Proposed Site Plan



Proposed Unit 1 Floor Plan



# FRAZER KIDD

For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

07957 388147

[nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

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