



Unit 2, Knockeen Shopping Centre

Crebilly Road, Ballymena BT42 4AZ

£7,200 Per annum

Located in the "Knockeen Shopping Centre", a popular retail park on the Crebilly Road, this ground floor commercial unit offers circa 84 sqm/900 sq ft of retail space, with an additional 5 sqm/55 sq ft of space dedicated to an accessible toilet at the rear of the unit. provides an opportunity to lease an easily managed outlet, suitable for a variety of retail or office purposes.

Benefiting from on site car parking, the unit enjoys an excellent level of passing trade from the other established businesses in the centre. These include a Mace convenience store, Pharmacy, Bakery and Fast Food Takeaway.

These premises provide an opportunity to lease an easily managed unit, suitable for a variety of retail or office purposes, ideally for a business which will complement the existing businesses in the locality.

Lease Terms negotiable, normal commercial insuring and repairing terms.

Rent: £600 per month/ £7,200 per annum

Term: Negotiable

Rates:

Tenant Responsible

The NAV for Rating purposes is £4,100 (Annual Rates burden for 2023/2024 is estimated at £2,544.85 and may be subject to small business rates relief).

Insurance: Landlord to insure and tenant to reimburse.

Retail Space 50'2" x 19'0" (max) (15.31 x 5.81 (max))
This commercial unit offers circa 84 sqm/900 sq ft of retail space, with an additional 5 sqm/55 sq ft of space dedicated to an accessible toilet at the rear of the unit.

The front of the unit has a 2 meter wide display window with an adjacent pedestrian door, with a fire exit door to the rear.

Tiled floor.

Fitted with lights, power sockets and a mains fire alarm system.

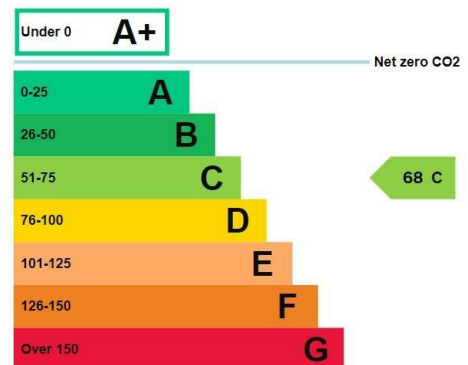
Accessible toilet 7'8" x 7'1" (2.36 x 2.18)

Located to the rear of the unit, with a W/C and Wash Hand Basin. Tiled floor.

Area Map



Energy Efficiency Graph



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Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

42 Mill Street, Ballymena, Co Antrim, BT43 5AE

Tel: 028 2564 8829 Email: info@harryclarke.co.uk www.harryclarke.co.uk