



76 Church Street, Ballymena, BT43 6DF

£10,000 Per annum

This town centre unit is fitted and finished to an exceptionally high specification and would be suitable for any number of retail or professional uses. Close to the retail anchors in Church Street (McKillens of Ballymena and Wallace's), this is a unit which enjoys a high footfall and a prominent frontage.

The N.A.V for rating purposes is £9,050.00 which precipitates rates burden for 2024/25 of £6,085.36

LEASE: Terms negotiable, normal commercial insuring and repairing terms.

Property Features

- Prominent commercial premises for Let
- Excellent location with high footfall
- Ground floor office/retail space, with first floor office space
- Finished to an exceptionally high standard



Accommodation

(Dimensions and Areas are approximate)

GROUND FLOOR 21'5"

Offering approximately 3.5 sqm (575 sq ft) of ground floor office/retail space.

Frontage to Church Street 8.00m (26'3")

Depth (max) 6.53m (21'5")

Toilet Facilities (DEA compliant)

FIRST FLOOR

Accessed is both via the Ground Floor Retail area and also from an independent pedestrian street access.

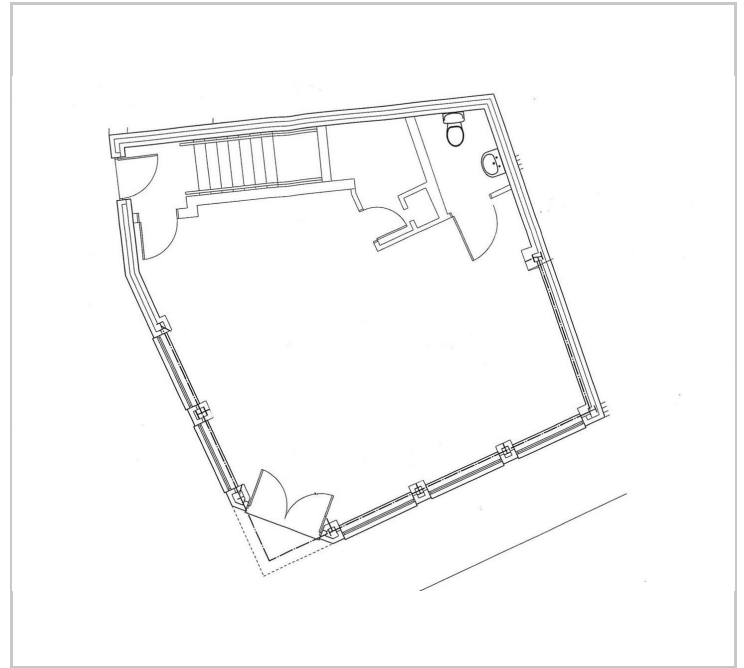
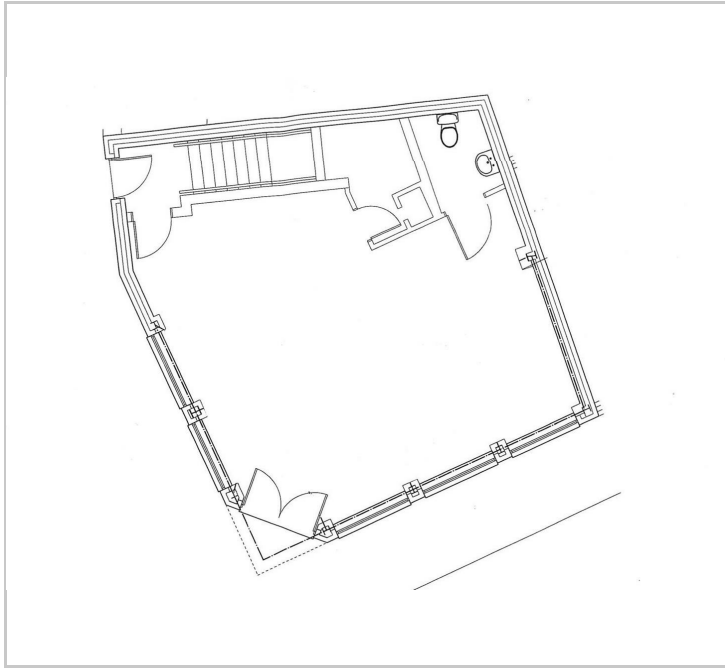
The office accommodation is also finished to a high standard.

Office 1 11'8" x 13'3" (3.56m x 4.04m)

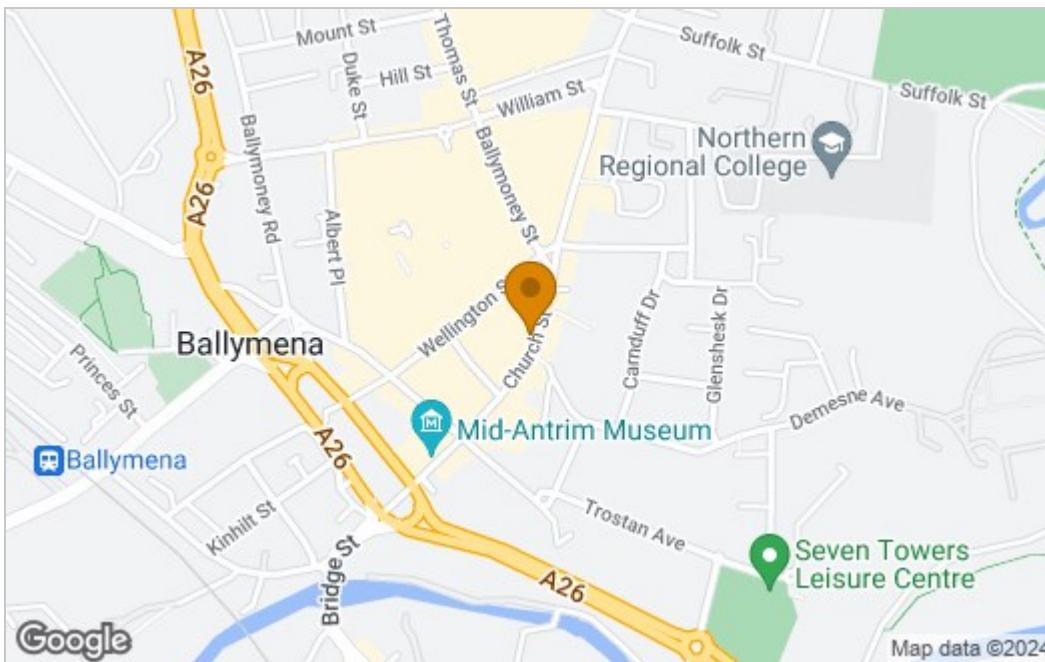
Office 2 11'9" x 12'10" (3.58m x 3.91m)

Kitchen 8'5" x 9'8" (mean) (2.59m x 2.95m (mean))

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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