



To Let Retail Premises

14 North End, Ballyclare, BT39 9BN

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**FRAZER
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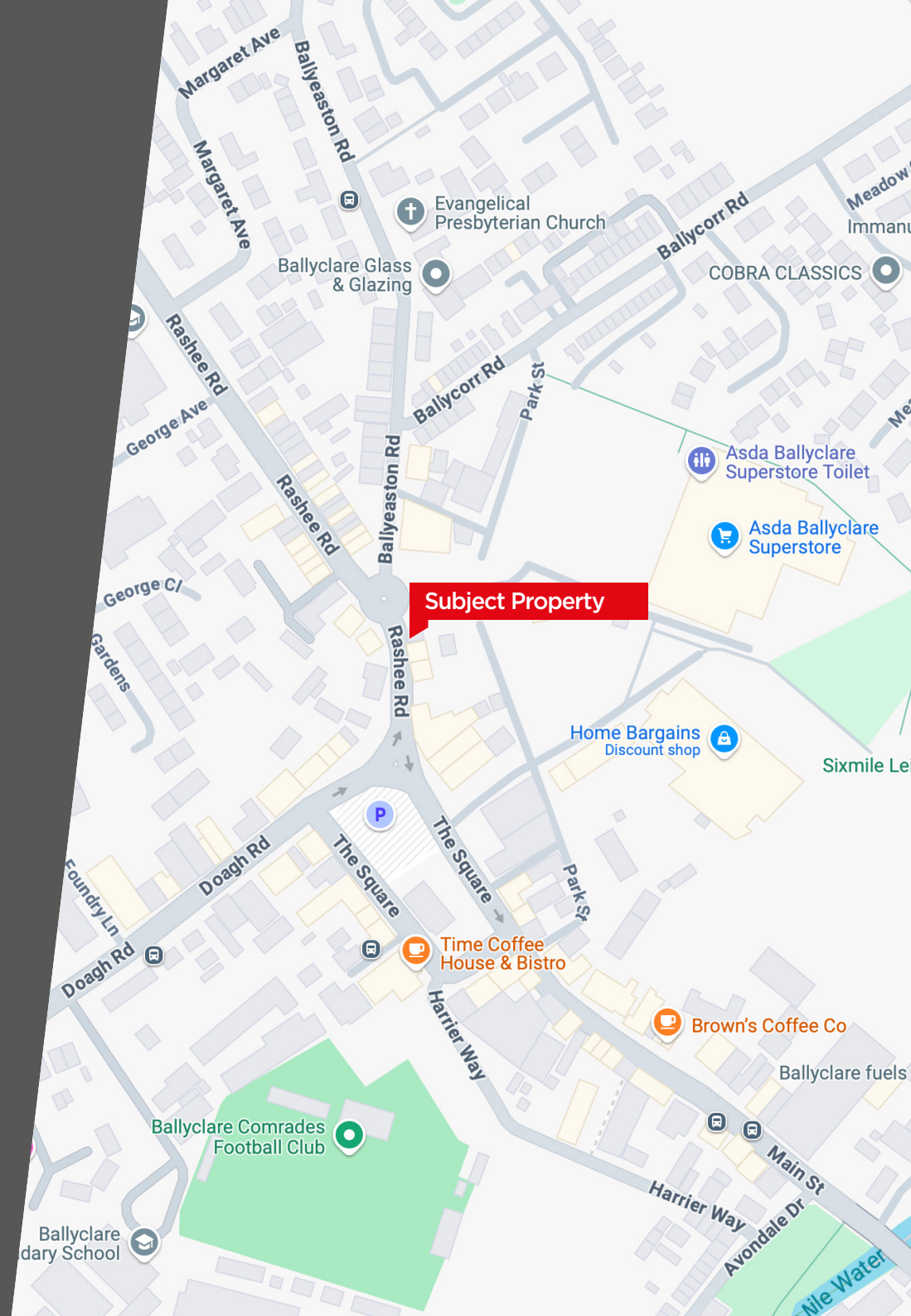
Summary

- Commercial premises fronting onto North End, Ballyclare.
- Retail shop and upper floor storage.
- The premises extends to c.1,304 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject premises is located in the heart of Ballyclare Town Centre with excellent frontage onto North End / Rashee Road. Ballyclare is an extremely popular market town due to its strategic location 14 miles from Belfast City Centre and 10 miles from Larne Town Centre, and has a population of 11,000 residents. These premises are in one of the town's main retailing pitch and arterial route in the town centre, providing the subject property with substantial passing footfall and traffic through-flow. The premises include ground & first floor and were previously a mobile phone repair shop & barbers.

Nearby occupiers include Arlo's Barber Shop, Asda and many others.



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Description

The property comprises of an open retail/sales space with a dispensary area and 2 wcs. The first-floor hosts 4 storage rooms.

This end terrace property has a highly visible glazed shop frontage with internally plastered walls and ceilings with vinyl tiles flooring and benefits from economy 7 heating and electric radiators.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Sales Area	65.68	701
	Dispensary	27.05	291
	W/Cs		
First	Store 1	5.46	69
	Store 2	6.38	68
	Store 3	16.24	175
	Store 4	0.91	10
Total Approximate Net Internal Area		121.72	1,314

Lease

Length of lease by negotiation

Rates

NAV: £5,500

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £3,109.30 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Rent

Inviting offers in the region of £7,000 per annum.

Repair

Tenant responsible for interior and exterior repairs to the property.

Building Insurance

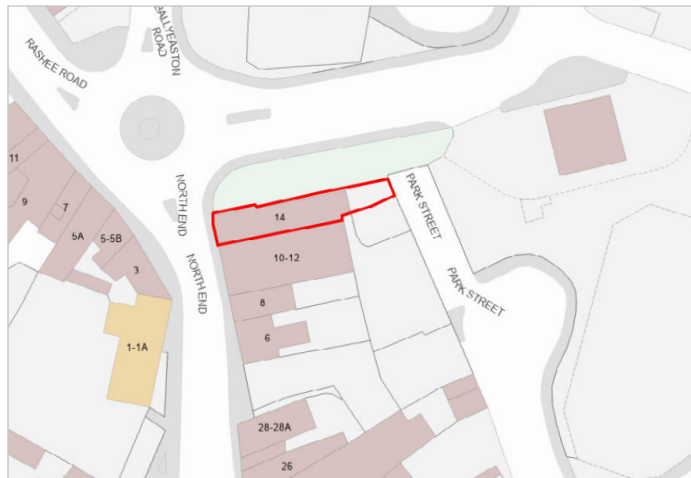
Tenant responsible for repayment of the landlords building insurance premium.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

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





For further information please contact:

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