



TO LET

Prominent Town Centre Retail Unit

10 Church Street, Ballymoney, BT53 6DL

**OK
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LOCATION / DESCRIPTION

The unit offers retail accommodation arranged over ground floor and mezzanine level. The property is exceptionally well finished throughout with a number of period features including timber frame sliding sash windows and an atrium which creates a very striking impression upon entry. The property also benefits from an air conditioning system in situ

In terms of location the subject occupies a prominent position on Church Street within Ballymoney Town Centre. Church Street along with Main Street and High Street form Ballymoney's central trading streets and commercial hub. There are on street car parking facilities to the front of the property as well as Church Street Pay and Display Car park c. 2 minute walk away.

Nearby occupiers include Bleu Hair Designs, Ulster Bank and a number of local Boutiques.

ACCOMMODATION

DESCRIPTION

AREA sq m

AREA sq ft

GROUND FLOOR

Retail Area	78.0	840
Staff Room / Kitchen	8.7	94
WC Facilities	-	-

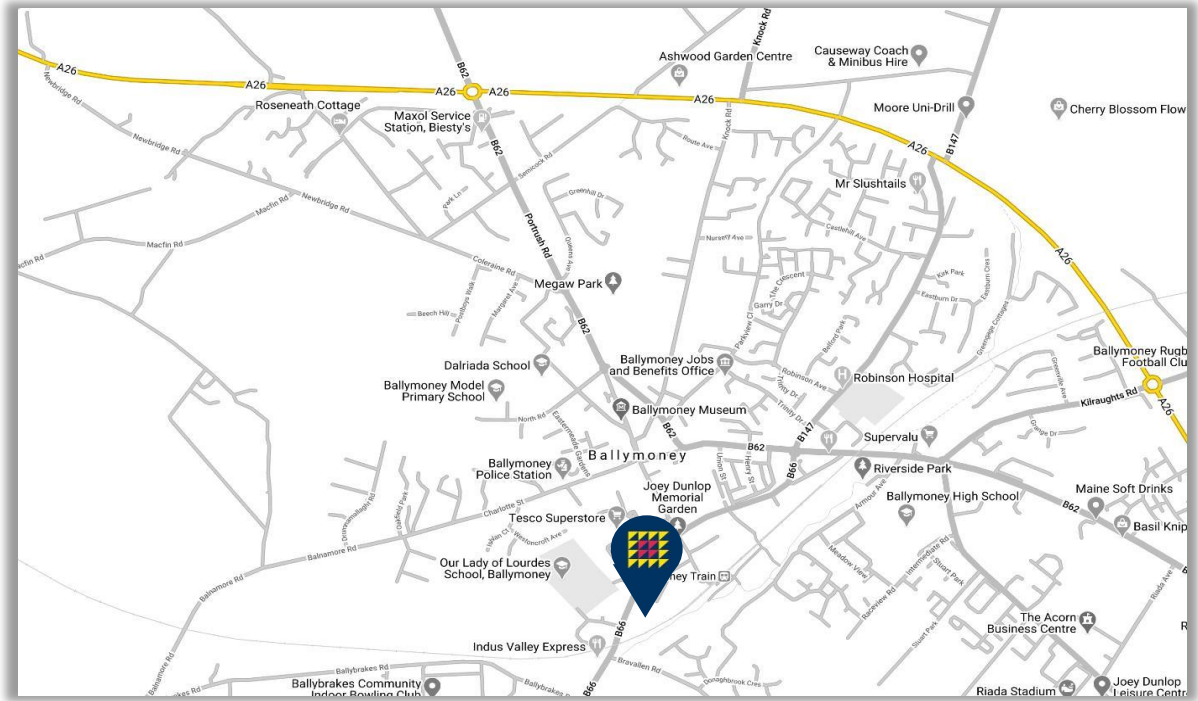
FIRST FLOOR

Retail Area	41.8	450
Store	16.4	177

TOTAL

144.9

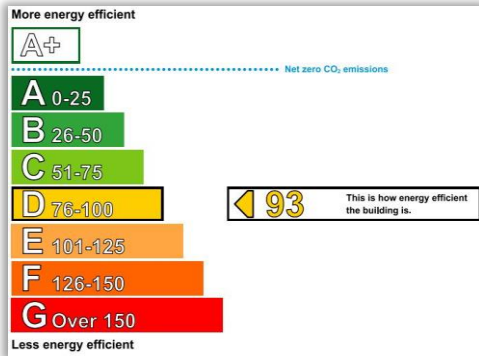
1,561



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/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE C4125



LEASE DETAILS

RENT: £9,600 per annum
 TERM: Negotiable
 REPAIRS / INSURANCE: Effective full repairing and insuring lease

NAV

We are advised that the current NAV for the subject is £9,750. Estimated rates payable in accordance with LPS website: £5,414.42

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS

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Our Ref: HT/RM/C4125

the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

