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TO LET

Unit 6 / 7 Logans Complex, 235 Frosses Rd, Ballymena BT44 9PU

Showroom accommodation with first floor storage extending to c.3,757 sq ft (349 sq m)

FOR IDENTIFICATION PURPOSES ONLY

LOCATION

Prominently situated on the A26 Frosses Road, The Logans Complex enjoys a strategic position between Ballymena, Ballymoney and Coleraine, providing excellent accessibility and exposure to a substantial volume of passing traffic. The location offers convenient access to the wider North Coast and Greater Belfast markets.

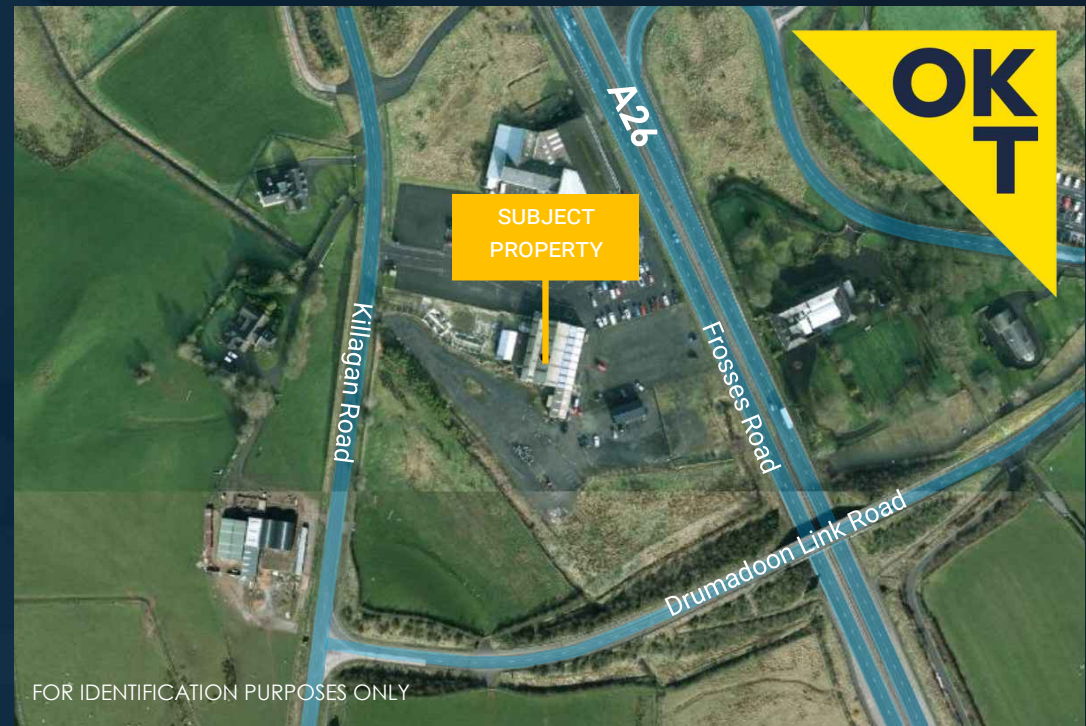
The complex is one of North Antrim's best-known commercial destinations, comprising a substantial mixed-use retail scheme on an established 8-acre site. Occupied by a diverse range of retail and leisure operators, the property benefits from extensive parking provision, strong customer draw. Neighbouring occupiers include Jungle pets, Family Cars NI and The Training Hub.

DESCRIPTION

The subject comprises of an open showroom space with ancillary storage / office accommodation. The ground floor comprises of a substantial open plan showroom making it suitable for a variety of uses. The unit is completed with laminate flooring, suspended ceilings, WC and electric roller door access to the rear. Additionally, the first floor comprises of ancillary storage/ office space to include open plan and cellular space fitted with two kitchens and WC facilities.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor	c. 256 sq m	2,753 sq ft
First Floor	c. 93 sq m	1,004 sq ft
TOTAL ACCOMMODATION	c. 349 sq m	3,757 sq ft





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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.

REF: 10508



SUBJECT
PROPERTY

LOGANS OF
CLOUGHMILLS

JUNGLE PETS

THE TRAINING HUB

FAMILY CARS NI

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LEASE DETAILS

RENT:	£25,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring basis
SERVICE CHARGE:	Contribution required for maintenance of common areas
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

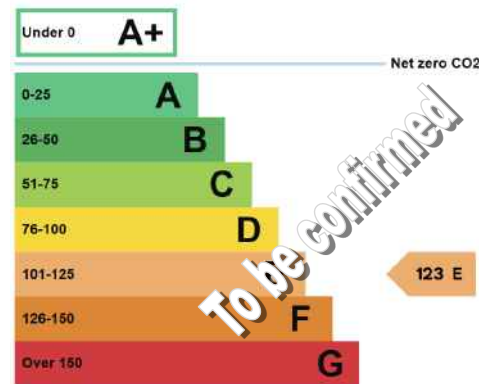
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £25,750

Estimated rates payable in accordance with LPS
Website: £16,073

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for 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.

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