



# TO LET

Ground Floor Retail Unit Extending to c. 1,014 sq ft

**12 Church Street, Ballymoney, BT53 6DW**

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# LOCATION / DESCRIPTION

**The property fronts 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 & Display car park c. 2 minute walk away.

Neighbouring occupiers include Sweetness and Light Cakery, Monty's Café, Blossom and Birch, Bleu Hair Design, Gordons Chemist and Nature Nook.

The property offers open plan ground floor retail accommodation with changing rooms. There are additional staff facilities including kitchen and WC.

The main retail area is well finished with tiled / carpeted floors and painted walls.

# ACCOMMODATION

| Description    | Area (m <sup>2</sup> )    | Area (sq ft)       |
|----------------|---------------------------|--------------------|
| Retail         | 80.0                      | 865                |
| Changing Rooms | 2.0                       | 25                 |
| Kitchen        | 12.0                      | 124                |
| WC             | -                         | -                  |
| Store          | -                         | -                  |
| <b>TOTAL</b>   | <b>94.0 m<sup>2</sup></b> | <b>1,014 sq ft</b> |

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/uksl/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 NO: C4125

# LEASE DETAILS

|                      |  |
|----------------------|--|
| RENT:                | £5,400 per annum   |
| TERM:                | Negotiable from 3 years  |
| REPAIRS / INSURANCE: | Effective full repairing and insuring lease.                           |
| VAT:                 | All prices, outgoings etc are exclusive of, but may be subject to VAT. |
| EPC RATING:          | D89  |

# NAV

NAV: £9,700. Estimated rates payable in accordance with LPS Website: £5,386.65.

**Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.**



# CONTACT DETAILS

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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.