

TOLET Prominent Town Centre Café Unit (Also Ideal For Retail) 6 Church Street, Ballymoney, BT53 6DL



#### 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.

#### DESCRIPTION

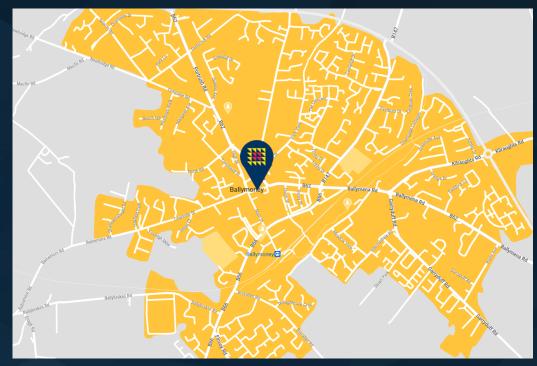
The ground floor accommodates a seating and servery area with WC facilities while the first floor accommodates additional seating. As mentioned the property is ideal to revert to retail use.

The property was built well over 100 years ago and retains many of its original features including timber sliding sash windows complete with original shutters and decorative plinth work, exposed red brick walls and timber overhead beams.

Access to the property is via a feature cobble stone walkway to the side of the property. There is a shared yard to the rear of the property, useful for bin storage etc.

#### ACCOMMODATION

| Description             | Area sq m  | Area sq ft   |
|-------------------------|------------|--------------|
| GROUND FLOOR            |            |              |
| Retail Area             | C. 35 sq m | C. 375 sq ft |
| FIRST FLOOR             |            |              |
| Seating Area            | C. 36 sq m | C. 392 sq ft |
| TOTAL NET INTERNAL AREA | C. 71 sq m | C. 767 sq ft |





## LEASE DETAILS

RENT: £7,200 per annum

TERM: We assume the property is held under freehold title

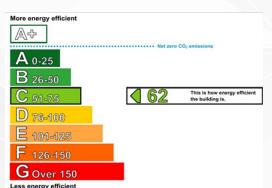
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

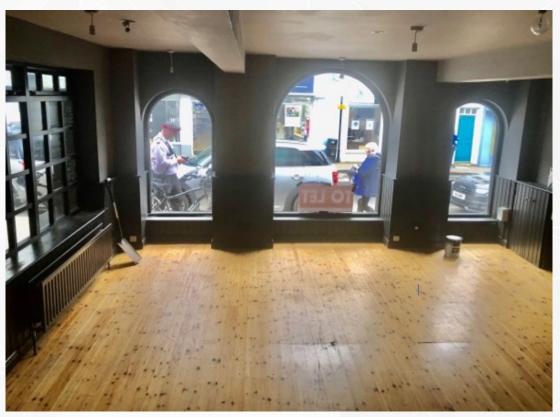
### RATES

We are advised that the current NAV for the subject is  $\pm 3,850$ . Estimated rates payable in accordance with LPs website:  $\pm 2,138$ .

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

# EPC CERTIFICATE





#### **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 - <u>http://www.legislation.gov.uk/</u> <u>uksi/2017/692/made</u>. 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.

#### CONTACT DETAILS

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## RACHEL MORRELL

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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 Lesses 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.