



FOR IDENTIFICATION PURPOSES

FOR SALE / MAY LET

Potential Redevelopment Opportunity Extending to c. 8,360 sq ft

7-11 Broughshane Street, Ballymena, BT43 6EB



LOCATION

Ballymena is one of Northern Ireland’s leading provincial towns, having a resident population of c. 28,000 persons and a district population of 56,000.

The town is located c. 25 miles north west of Belfast, 14 miles from Antrim and is well served by the Province’s main road and rail networks.

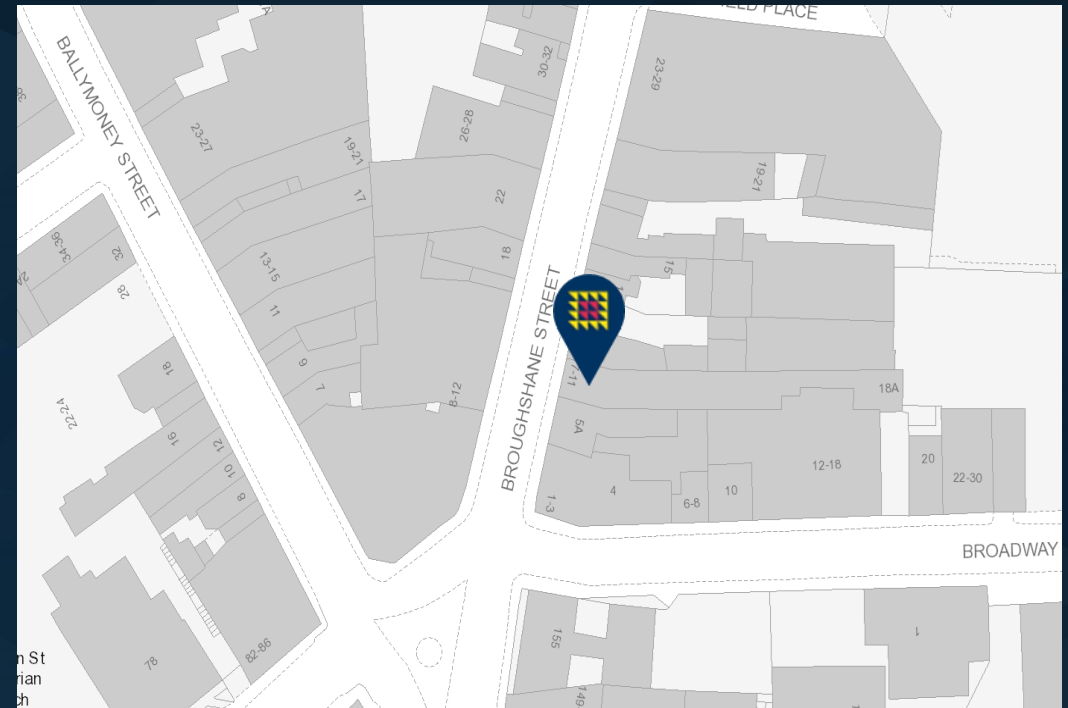
The subject occupies a prominent position on Broughshane Street within Ballymena’s primary retailing area and is within close proximity to a number of cafes, supermarkets and pharmacies

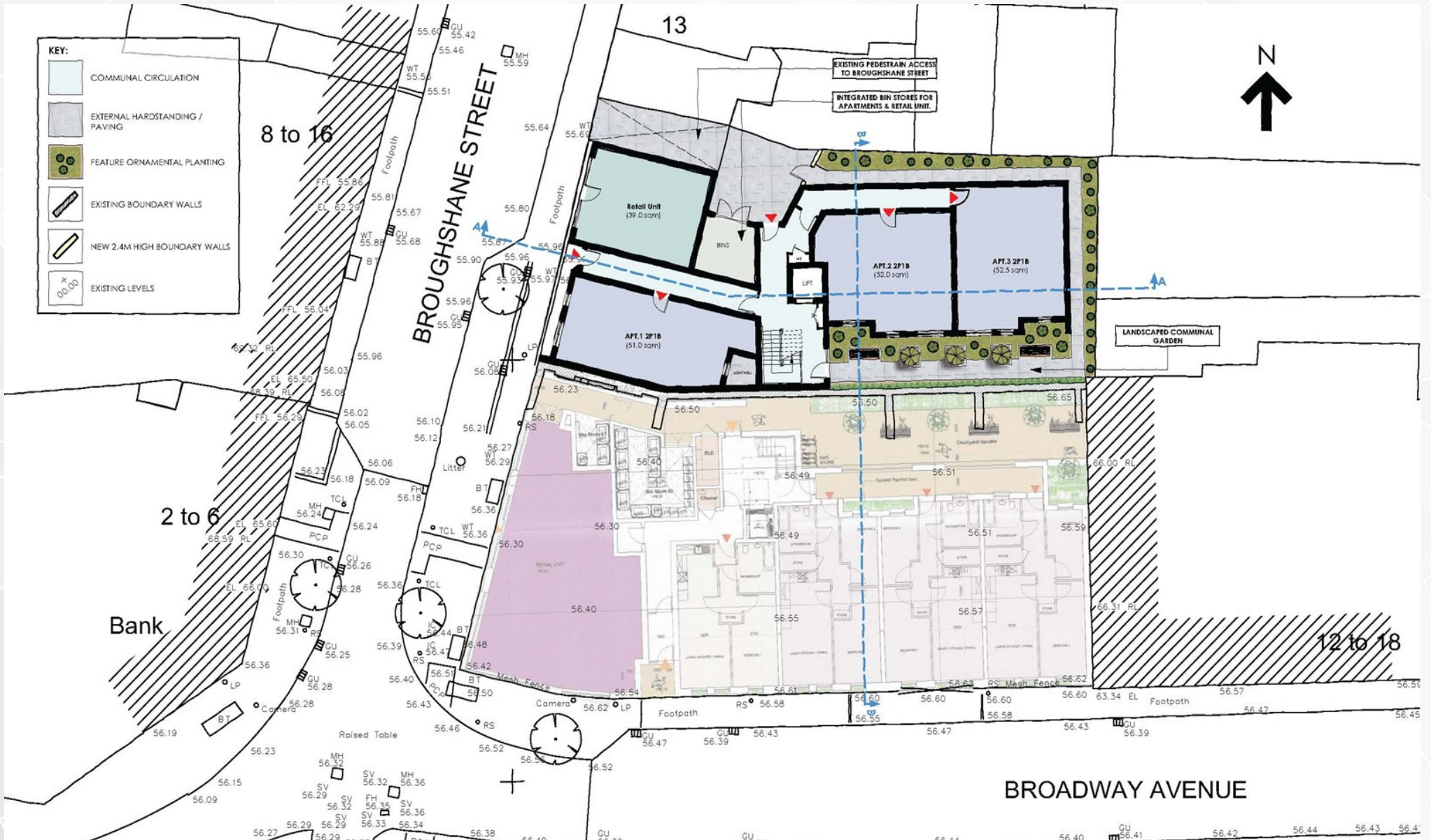
DESCRIPTION

The subject comprises an impressive three-storey building with an external rendered finish and a dual pitched slate roof. Internally the building is currently laid out to provide open plan retail accommodation across two floors, with ancillary storage accommodation on the second floor.

ACCOMMODATION

Description	Area sq m	Area sq ft
Ground floor—Retail / Showroom	C. 332 sq m	C. 3,584 sq ft
First Floor—Retail / Display Area	C. 348 sq m	C. 3,744 sq ft
Second Floor—Storage Area	C. 96 sq m	C. 1,032 sq ft
TOTAL ACCOMMODATION	C. 776 sq m	C. 8,360 sq ft





Indicative Plans

Indicative plans have been drawn up for a four-storey mixed-use scheme of six two-bedroom apartments, seven one-bedroom apartments and one ground floor retail unit.




EXISTING CONTEXTUAL ELEVATION



PROPOSED CONTEXTUAL ELEVATION

CONTEXTUAL ELEVATION scale 1:200

Project Ref: 20126	Client: GBS	Date: 06/05/21	 HERE ARCHITECTS 4-6 Linenhall Street, Ballymoney, County Antrim, BT53 6DP T: 028 7064 5000 E: hello@herearchitects.com W: www.herearchitects.com
Drawing Ref: SK09	Project Title: Residential Development, 7-11 Broughshane Street, Ballymena	Scale: 1:200	
	Drawing Title: CONTEXTUAL ELEVATION	Drawn By: NMK	
Revision:		Checked By: FDMCL	
		Drawn By: -	

SALES DETAILS

PRICE: On Application

TITLE: We assume the property is held under freehold title

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

LEASE DETAILS

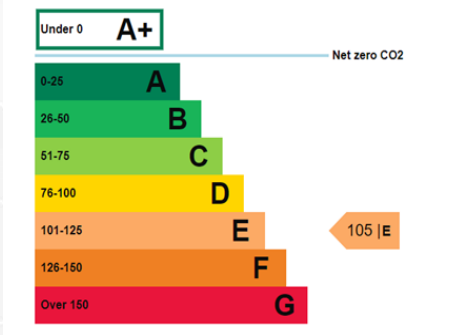
Rental / lease terms available on request.

RATES

We are advised that the NAV for the subject property is £27,800.

Please note that all perspective 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 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provide 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. 7778

CONTACT DETAILS

JAMES CHRISTIE

james.christie@okt.co.uk

MARK PATTERSON

mark.patterson@okt.co.uk

028 9024 8181

OKT.CO.UK

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