



TO LET (by Assignment) Prominent Retail Building of c. 3,729 sq ft
(with the benefit of planning consent for an adult amusement arcade on the ground floor)

8–10 Bryan Street, Ballymena BT43 6DN

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LOCATION

Ballymena is considered one of the most vibrant retailing destinations in Northern Ireland with two shopping Malls, The Tower Centre and The Fairhill each with ample car parking.

The subject unit is located on Bryan Street which runs between Wellington Street and Church Street in the heart of the town with both streets providing on street parking.

DESCRIPTION

The property comprises a two storey end terrace retail accommodation over ground and first floor including mezzanine level. Ancillary storage and office accommodation are also provided.

Internally the property is finished to include a suspended ceiling with recessed fluorescent strip lighting, tiled/ wooden laminate flooring, timber framed shop front, electric roller shutters and air conditioning.

The surrounding area includes a mix of office users, retailers, banks and other amenities.

The subject benefits from a planning consent for an adult amusement arcade on the ground floor – further details / plans available on request.

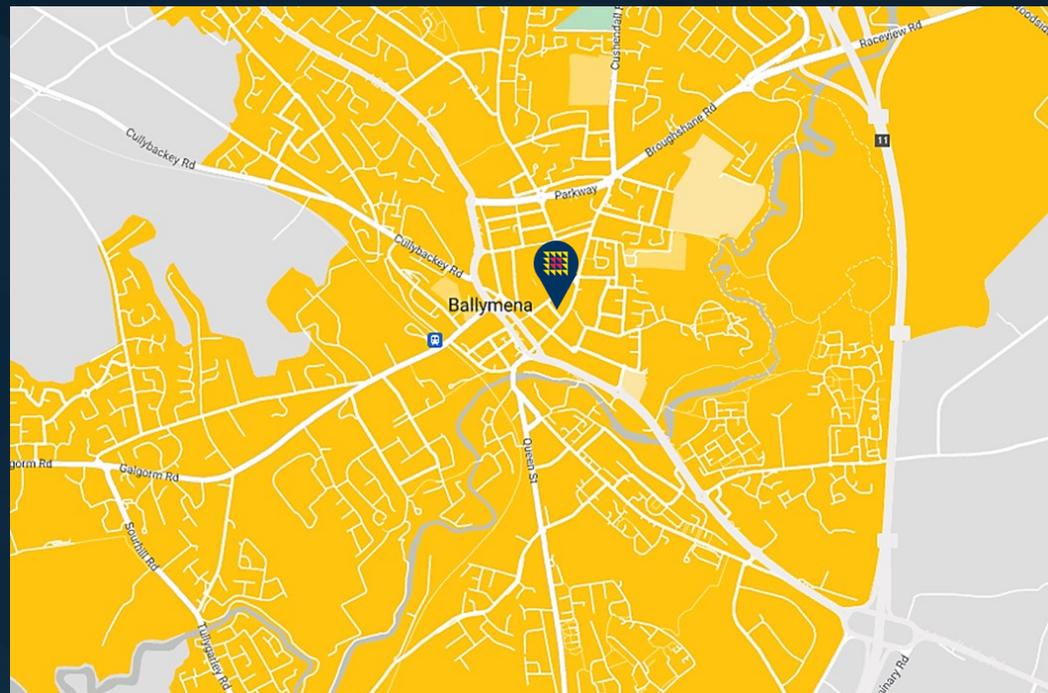
ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR (to include changing rooms)	C. 168 sq m	C. 1,806 sq ft
FIRST FLOOR (to include office area, store, changing rooms and female toilet)	C. 134 sq m	C. 1,447 sq ft
MEZZANINE (to include storage room)	C. 44 sq m	C. 476 sq ft
TOTAL AREA	C. 346 sq m	C. 3,729 sq ft

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/uksi/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: 8882



LEASE DETAILS

RENT: £13,000 per annum until 31 July 2023
£14,000 per annum until 31 July 2024
£15,000 per annum until 31 July 2025
Years 6–10 to be reviewed in accordance with RPI increases or market rent, whichever is the higher

TERM: Remainder of 10 year lease from 1 August 2020

REPAIRS / INSURANCE: Full repairing and insuring lease

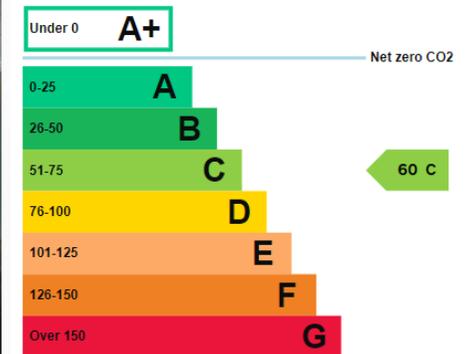
RATES

NAV: £16,500
Estimated Rates Payable in accordance with LPS Website: £10,241.48

Please note that all prospective tenants 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.



CONTACT DETAILS

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