

**OK  
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**TO LET** (May Sell)

**8-12 Broughshane Street, Ballymena, BT43 6EB**

Recently Refurbished Retail / Café Opportunity Extending to c. 2,089 sq ft

# 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, c. 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. Neighbouring occupiers include Big Al's Pizza, O'Neill's Sports, Maureen's, Ulster Bank, Laura Jones Dental, Juliano's, Rafferty Property and Cameron's Department Store.

# DESCRIPTION

The subject comprises the ground floor retail unit of a prominent period town centre building. The has been fitted out to a high standard by the tenant, with the accommodation providing a large retailing area, kitchen and ancillary staff accommodation to the rear. The retail area is fitted to include painted and plastered walls with feature panelling, laminate flooring, and suspended ceilings with spotlighting.

# ACCOMMODATION

## DESCRIPTION

Ground Floor (to include retail area, kitchen, staff room, office, store and WC)

## AREA (SQ M)

c. 194 sq m

## AREA (SQ FT)

2,089 sq ft

## TOTAL ACCOMMODATION

c. 194 sq m

2,089 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: 9499



# LEASE DETAILS

RENT: £12,500 per annum rising to £15,000 on 01/01/2025

TERM: 5 years from 01/07/2021 (Consideration would be given to an extension of the lease)

REPAIRS / INSURANCE: Effective FRI lease by way of service charge liability

SERVICE CHARGE: On application

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.

# SALES DETAILS

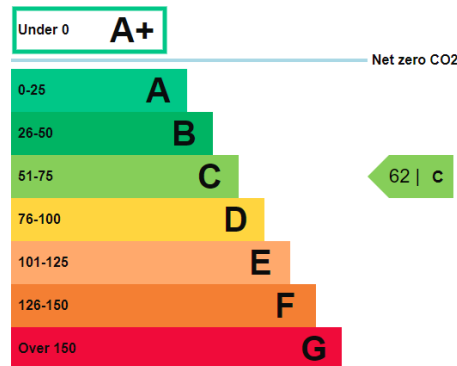
PRICE: On Application

## NAV (RATES PAYABLE)

NAV: £18016.25

Estimated rates payable in accordance with LPS Website: £12,114.40

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



## FURTHER INFORMATION

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