

OK
T



FOR SALE

8-12 Broughshane Street, Ballymena, BT43 6EB

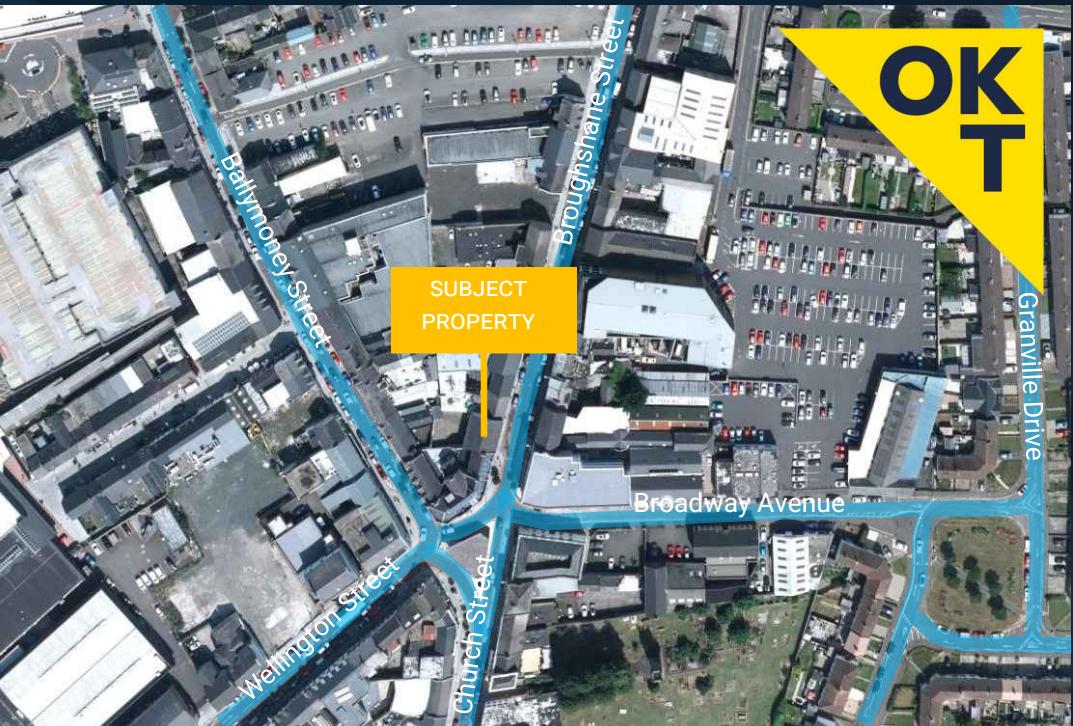
Retail Investment Producing £12,500 Per Annum

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 O'Neill's Sports, Ulster Bank, Laura Jones Dental, Rafferty Property and Cameron's Department Store.



DESCRIPTION

The subject comprises a ground floor retail unit within a prominent period town centre building. The unit is let to Mezo Café and has been fitted out to a high standard, with the accommodation providing a large retailing area, kitchen, and ancillary staff accommodation at the rear.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor (to include retail area, kitchen, staff room,	c. 194 sq m	2,089 sq ft
TOTAL ACCOMMODATION	c. 194 sq m	2,089 sq ft

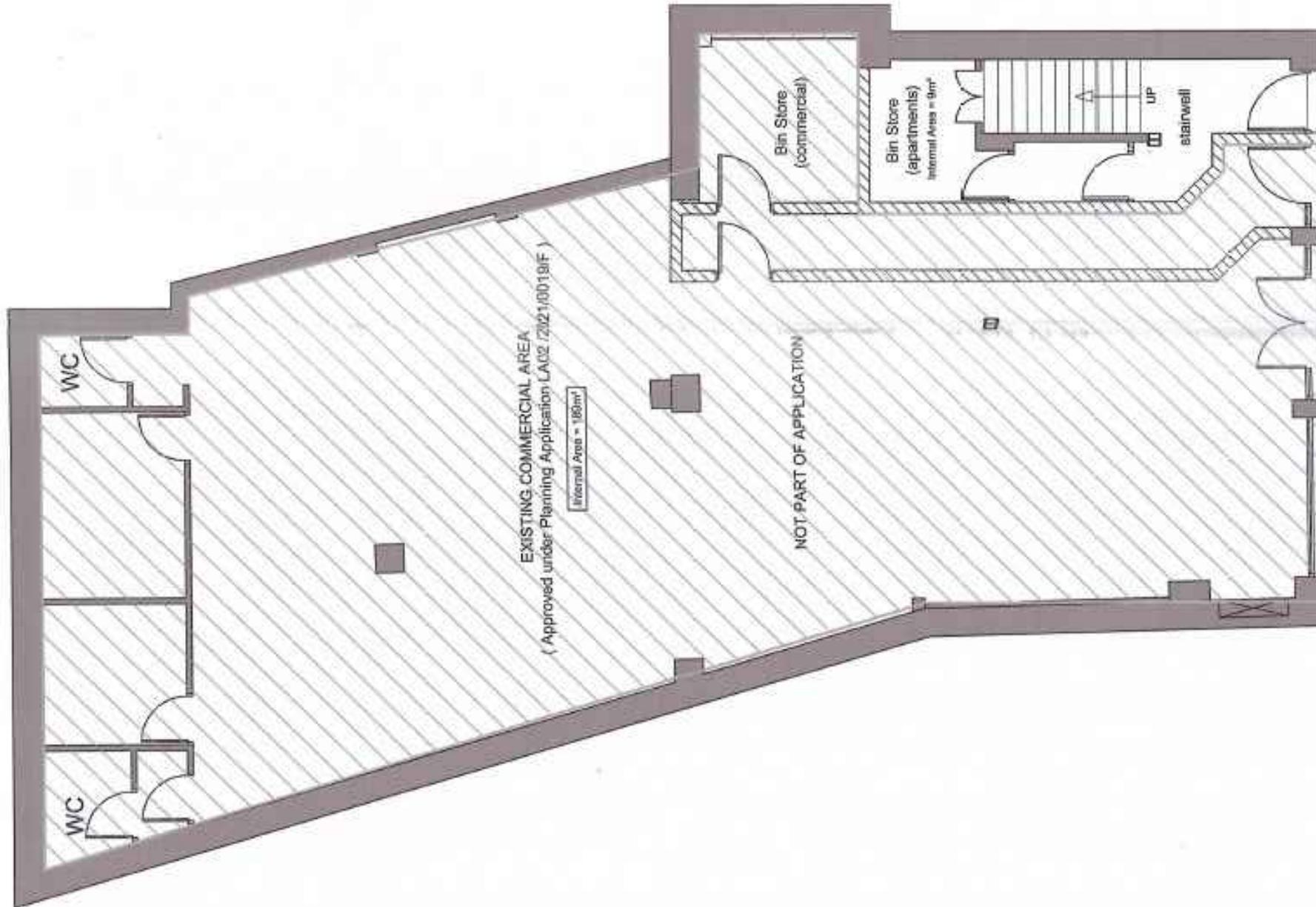
SALES DETAILS

PRICE: £130,000

TITLE: Assumed Freehold / Long Leasehold

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





Floor Plan

8-12 Broughshane Street, Ballymena

TENANCY DETAILS

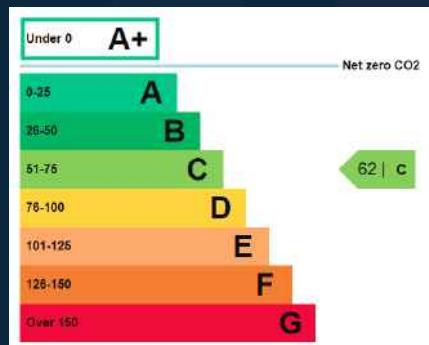
TENANT : Mr Houri
RENT: £12,500 per annum
TERM: 5 years
REPAIRS: Full repairing and insuring lease

NAV (RATES PAYABLE)

NAV: To be assessed.

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

EPC (ENERGY PERFORMANCE 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/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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

OKT

JAMES CHRISTIE

james.christie@okt.co.uk

HENRY TAGGART

henry.taggart@okt.co.uk

028 9024 8181

okt.co.uk

JOINT AGENT

Jason Frew

028 2564 5225

RAINEYGREGG..COM

Rainey & Gregg
PROPERTY & FINANCIAL

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

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 or 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.