



OK
T

TO LET

Unit 9 Galgorm Court Fenaghy Rd, Galgorm Parks Ballymena BT42 1HW

Ground Floor Retail Accommodation extending to
c. 56 sq m (600 sq ft)

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LOCATION

Galgorm is a well known and popular suburb in the Ballymena area, with a wide variety of other local businesses and amenities already in the vicinity.

Neighbouring occupiers include Simpsons Pharmacy, Winemark, The Crispy Cod, Café Crème, McAtamney's butchers and Nearby convenience store.

DESCRIPTION

The subject property comprise a retail unit arranged over ground floor level. Internally the property benefits from tiled floor, plastered and painted walls with strip and spot lighting together with kitchen and WC facilities.

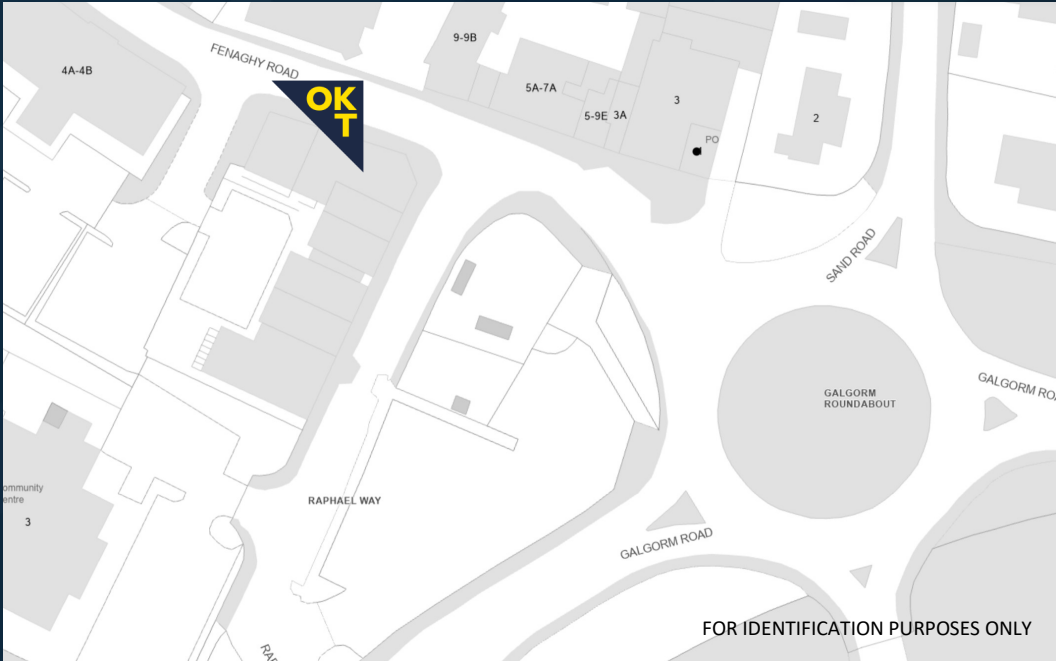
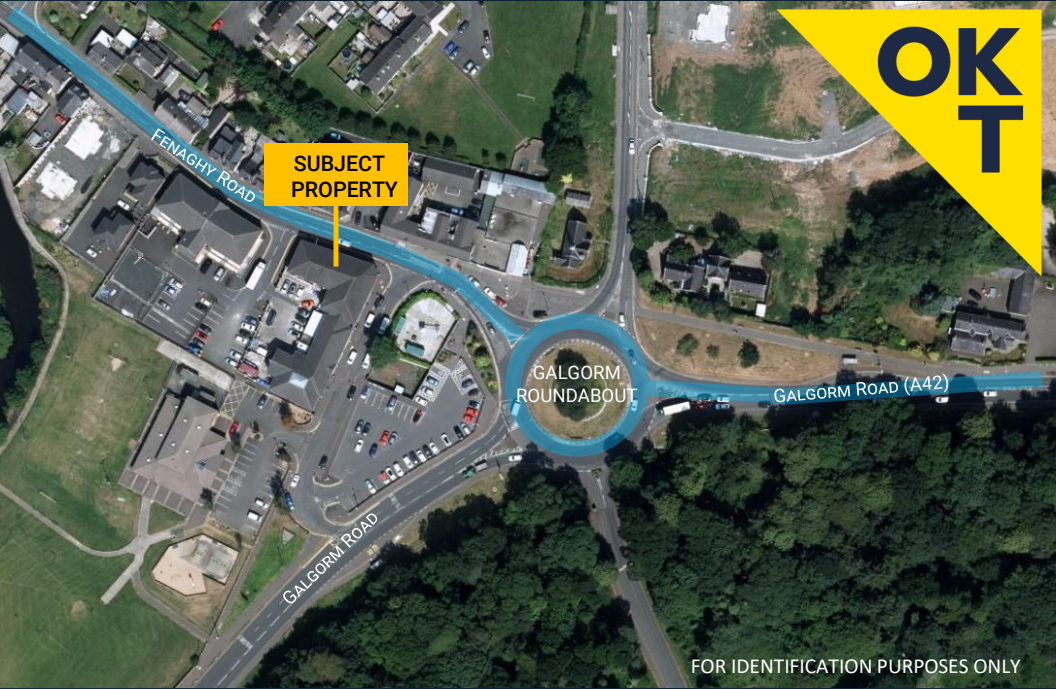
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
RETAIL AREA		
STORE / KITCHEN AREA		
WC		
TOTAL ACCOMMODATION	C. 56 sq m	600 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/ukxi/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: C4533



LEASE DETAILS

RENT:	£6,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	FRI lease terms
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.

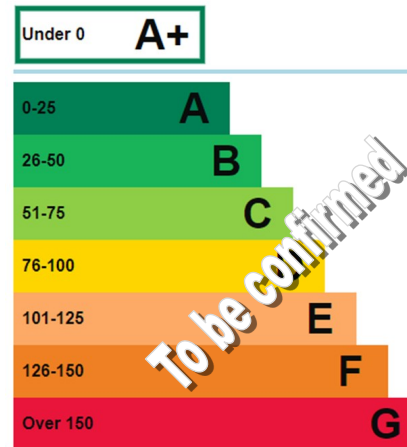
NAV (RATES PAYABLE)

NAV: £6,100

Estimated rates payable in accordance with LPS Website: £4,374

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

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 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.

ANTON MCINTYRE

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