



Image For Illustration Purposes Only

Cullybackey Road /  
Ballymena Road  
Portglenone  
Ballymena  
BT44 8AF

Superb New Retail Development With  
Fuel Forecourt

**Belfast Office:** 22 Adelaide Street, Belfast BT2 8GD T: +44 (0)28 9024 8181 F: +44 (0)28 9024 8188 E: belfast@okt.co.uk

**Northern Office:** 20 – 22 Stable Lane, Coleraine BT52 1DQ T: +44 (0)28 7034 4244 F: +44 (0)28 7034 4949 E: coleraine@okt.co.uk

**Partner:** Brian Kennedy FRICS FCI Arb, Brian Turtle MRICS, Mark Patterson MSc MRICS, Iain McCabe BSc (Hons) MRICS, Ross Sweeney (Hons) MA MRICS  
**Associates:** Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

## Location / Description

Portlengone is a popular market village located just 9½ miles from Ballymena town centre. The village serves as a centre for the surrounding rural community.

The subject development comprises a large retail unit on the ground floor with open plan office accommodation on the first floor, together with petrol filling station and an additional 4 units.

Retail accommodation will be finished to standard shell specification to include concrete screed floors and shop fronts. The offices will be finished to include plastered and painted walls, carpeted flooring and lighting.

## Accommodation Details

DESCRIPTION	FLOOR	SQ M	SQ FT
RETAIL UNIT 1	Grd Floor	365	(3,930)
	1 <sup>st</sup> Floor	365	(3,930)
PFS UNIT 2	Grd Floor	432	(4,650)
RETAIL UNITS 3, 4, 5 & 6	Grd Floor (C. 61 m <sup>2</sup> / 654 sq ft each)	243	(2,615)

98 No. Car parking spaces.

## Lease Details

Unit	Rent PA	Term
1	£50,000	15 years (5 yearly upward only rent reviews)
2 - PFS	£70,000	As above
3, 4, 5 & 6	£8,500 (Each)	Open to negotiation

REPAIRS/INSURANCE: Effective full repairing and insuring lease.

SERVICE CHARGE: To cover maintenance of common areas.

## N.A.V

To be assessed.

Note – LPS Small Business Rate Relief for premises with a NAV of more than £5,000, but less than £15,000 is 20%.

## VAT

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

## Any Other Information

Further details can be obtained from Agents.



## EPC (Energy Performance Certificate)

**Information  
Pending**

## Viewing / Further Details

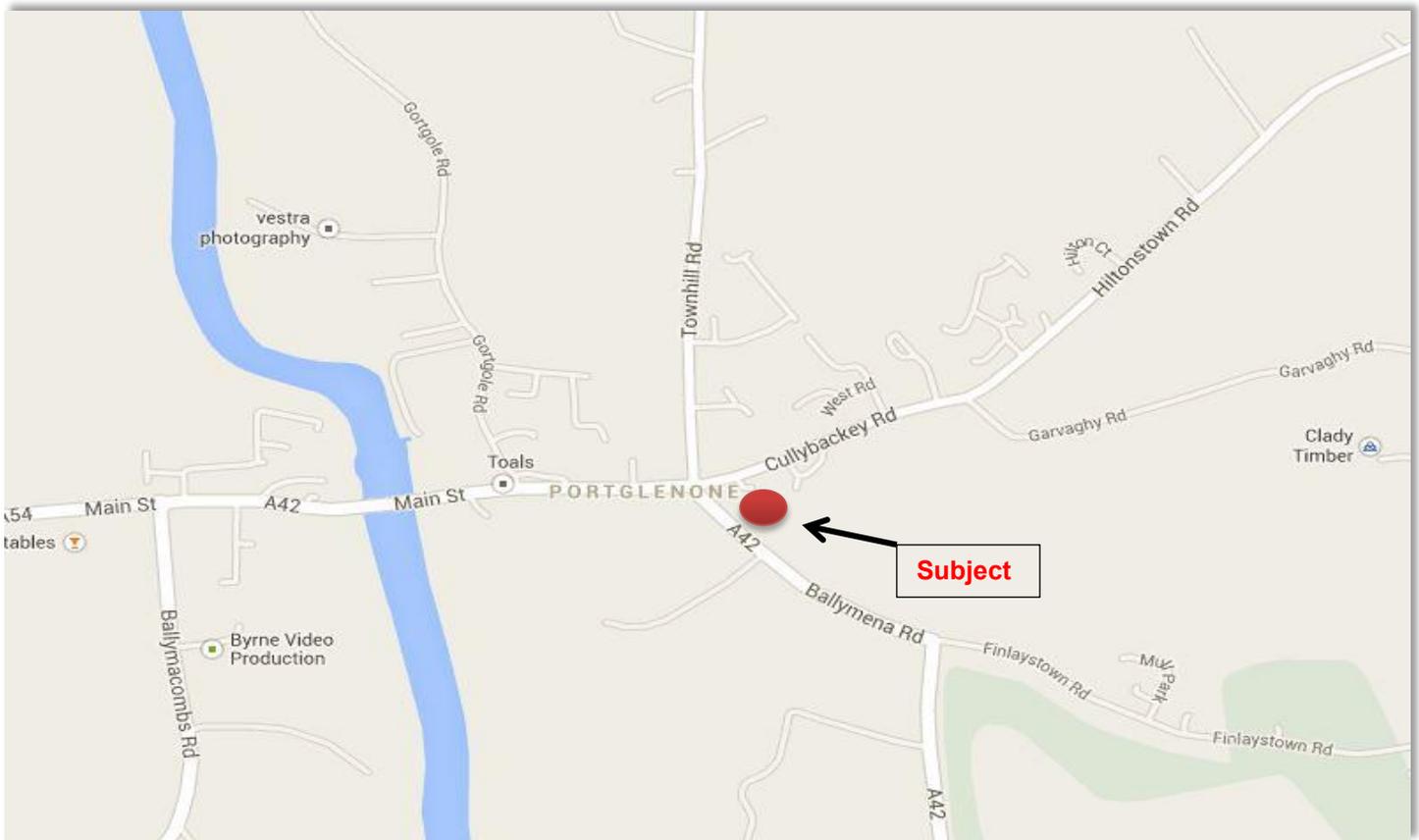
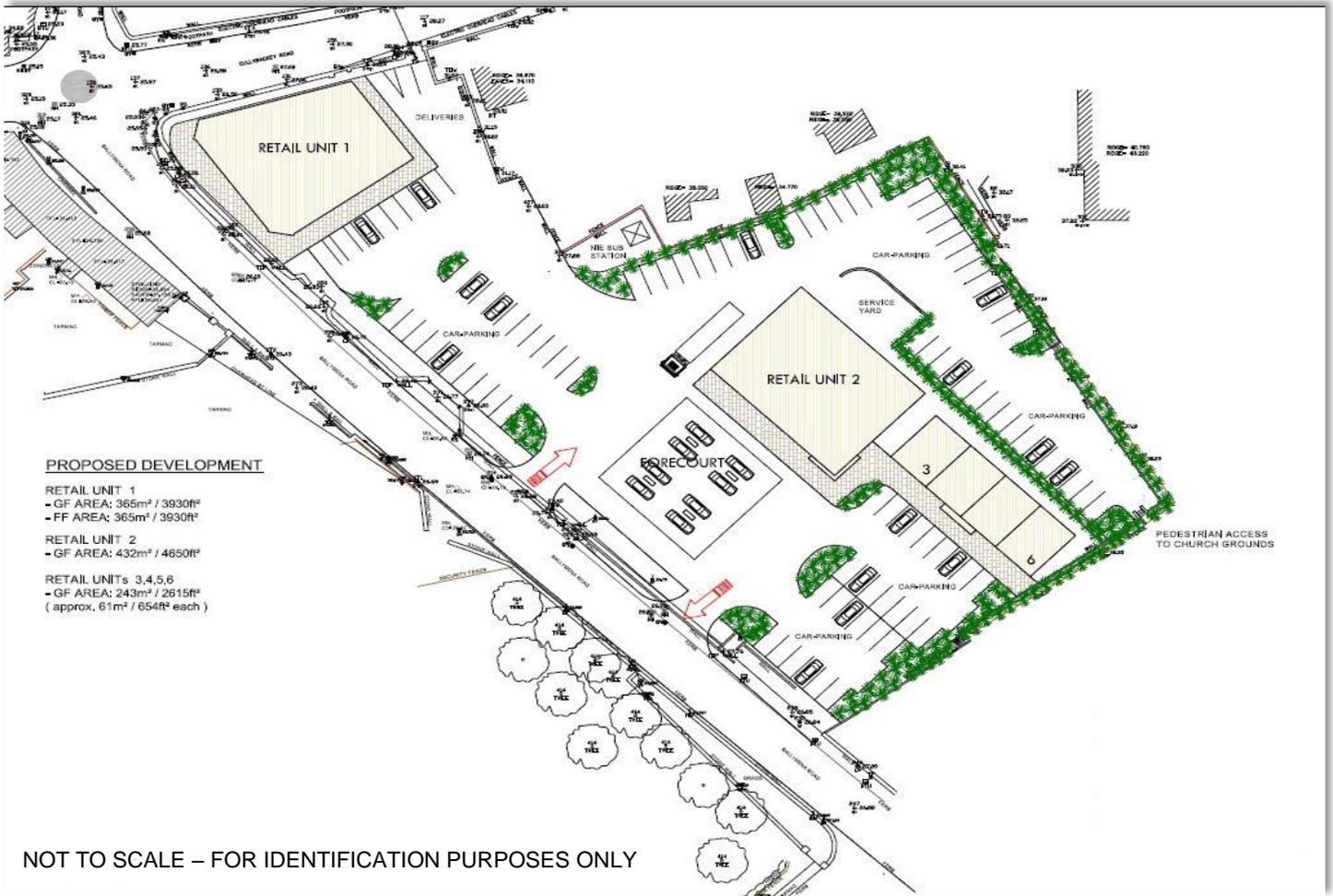
O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine BT52 1DQ

T +44 (0)28 7034 4244 F +44 (0)28 7034 4949  
E coleraine@okt.co.uk

### **Contact:**

Michael Burke  
[Michael.burke@okt.co.uk](mailto:Michael.burke@okt.co.uk)  
M: 07872 055 552

Our Ref: MB/RS/5428



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