



TO LET Retail Unit with 'Hot Food' Consent Extending to c. 85 sq m (915 sq ft)
Unit 3, Herbinson Square, Ballymena, BT43 6HS

LOCATION / DESCRIPTION

Herbinson Square was developed in 2004 as a purpose built neighbourhood shopping centre, located on the Cushendall Road, one of Ballymena's busiest arterial routes.

The surrounding area is predominated by housing but also in close proximity to the Braid Valley Hospital, Ballymena Health Centre and a new Health and Care Facility currently under construction.

The subject unit is finished to developers specification to include screed concrete floor, exposed timber roof trusses, block work walls, electric roller shutter door and glazed aluminium shop front.

Neighbouring occupiers include Vivo, Wine Flair, and Happy Village Chinese and Char Bella.

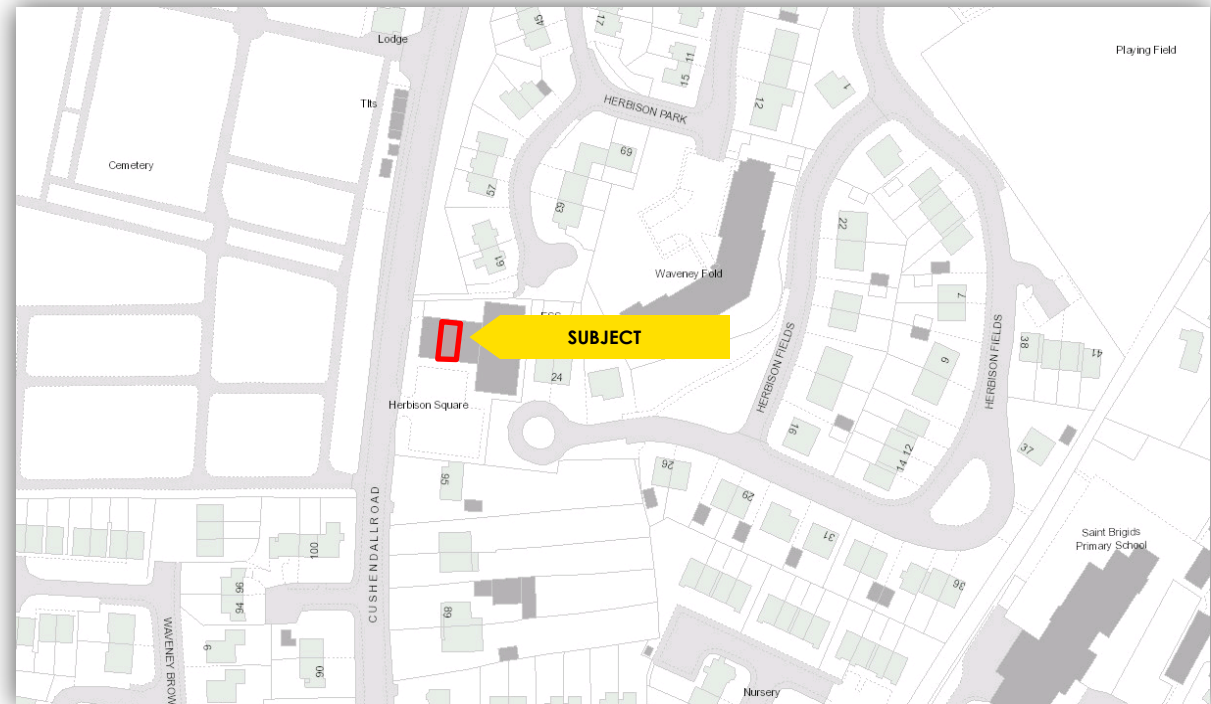
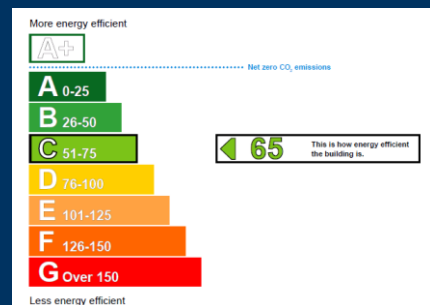
ACCOMMODATION

Hot Food Unit c. 85 sq m c. 915 sq ft

LEASE DETAILS

The property is held on a 20 year effectively FRI lease from 28 June 2004 with current annual rent of £18,000 per annum exclusive

EPC





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.

NAV

We are advised by the Land and Property Service that the current NAV for the subject is £8,400.

The commercial rate in the pound for 2020/2021 is £0.588186.

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

Please note that all perspective 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.

FURTHER DETAILS



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Our Ref: CL/EC/7099

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