



Unit 2 Church Street, Ballymena, BT43 6DG

£20,000 Per annum

Prime commercial unit located in the heart of Ballymena.

Offering circa 360sq m/3,875 sq ft of ground floor accommodation, with over 10 meters of street frontage to Church Street directly opposite McKillens, this impressive town provides a substantial commercial presence in the heart of Ballymena's traditional town centre.

Both the Fairhill Shopping Centre and the Tower Centre within easy walking distance of the unit, with a Pay & Display Car Park located directly behind the unit.

Finished to excellent standard, the unit would be suitable for both office or retail use (subject to the applicable statutory approvals).

Property Features

- Prime Town Centre Ground Floor Premises
- Located on a prominent position along Church Street within the town centre
- Net Internal Area c. 3,75sqft (c. 260sqm)
- Largely set out as open plan space, with stores, kitchen and bathroom to the rear
- The property is fronted onto one of the towns main trading thoroughfares
- Located within easy walking distance of Pay & Display Car Park
- Total Net Annual Value (NAV) £27,400, with an estimated rates to be confirmed

Accommodation (Dimensions and Areas are approximate)

Retail/Office area

Circa 265 sqm / 2,852 sq ft of open plan space, with over 10 meters of frontage to Church Street.

Rear stores

Circa 95 sq m/ 1,000 sq ft of storage and ancillary space, including a large store room , small store, separate toilet and kitchen area.

Rent: £20,000 per annum.

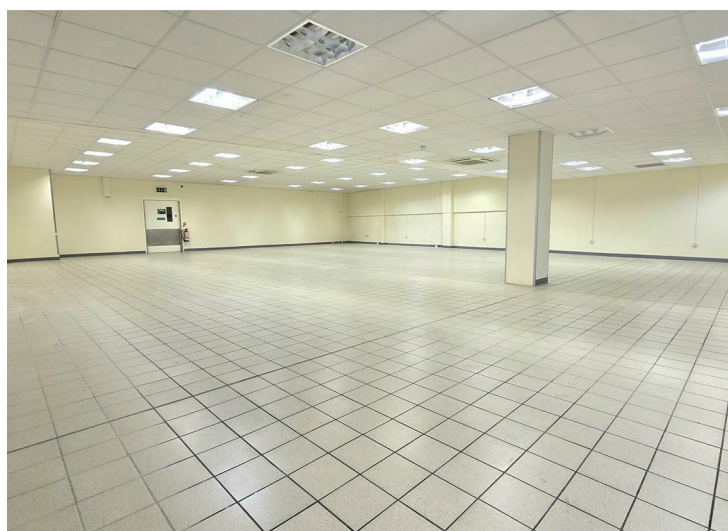
Lease Details: Terms Negotiable.

Rates: Tenant Responsible (NAV of £27,400, with an estimated rates to be confirmed).

Insurance: Landlord to insure, tenant to reimburse.

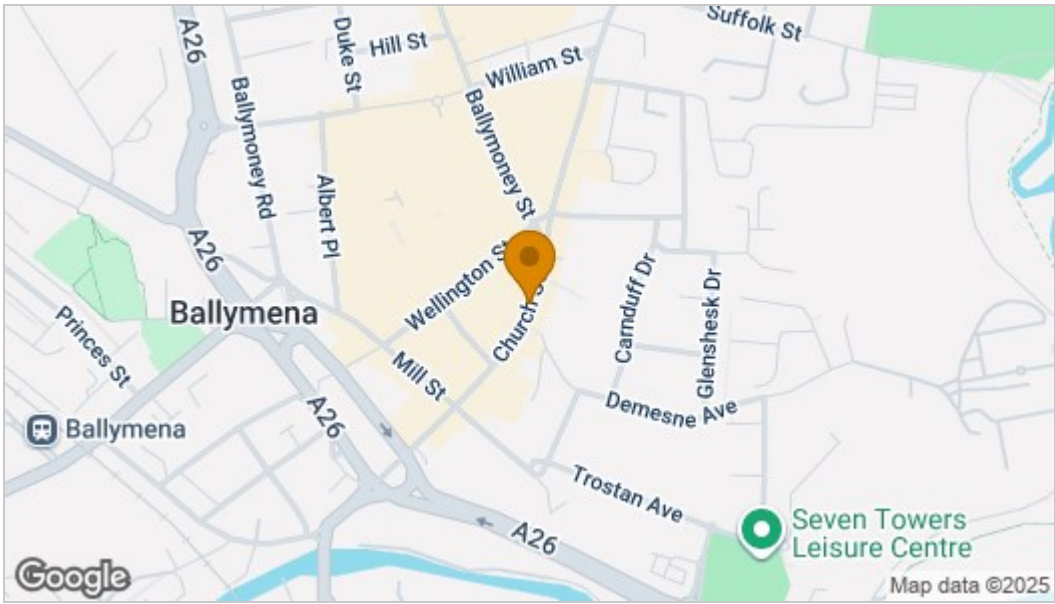
Repairs: Full Repairing.

VAT: Not applicable.





Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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