



FOR SALE

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Office / Retail Premises Extending  
to c. 974 sq ft

51 Springwell Street, Ballymena,  
BT43 6AT

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# LOCATION & DESCRIPTION

The subject premises are located on Springwell Street, just off Ballymoney Street and mid way between the Tower Centre and Fairhill Shopping Centre.

The accommodation is arranged over two floors and is fitted to include carpeted flooring, painted / plastered walls, suspended ceilings, strip fluorescent lighting, perimeter / floor trunking, air conditioning, wall mounted electric heaters, kitchenette and wc.

The property was previously occupied as a professional office however it would be suitable for a wide variety of retail uses subject to any necessary planning consents.

Neighbouring occupiers include Select Kidz, RF Linton and Potter & Moore.

# ACCOMMODATION

## GROUND FLOOR

Office c. 52 sq m (564 sq ft)

## FIRST FLOOR

Office c. 59 sq m (637 sq ft)

WC

**TOTAL c. 111 sq m (1,201 sq ft)**

# VAT

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

# EPC

EPC Rating – G404

# SALES DETAILS

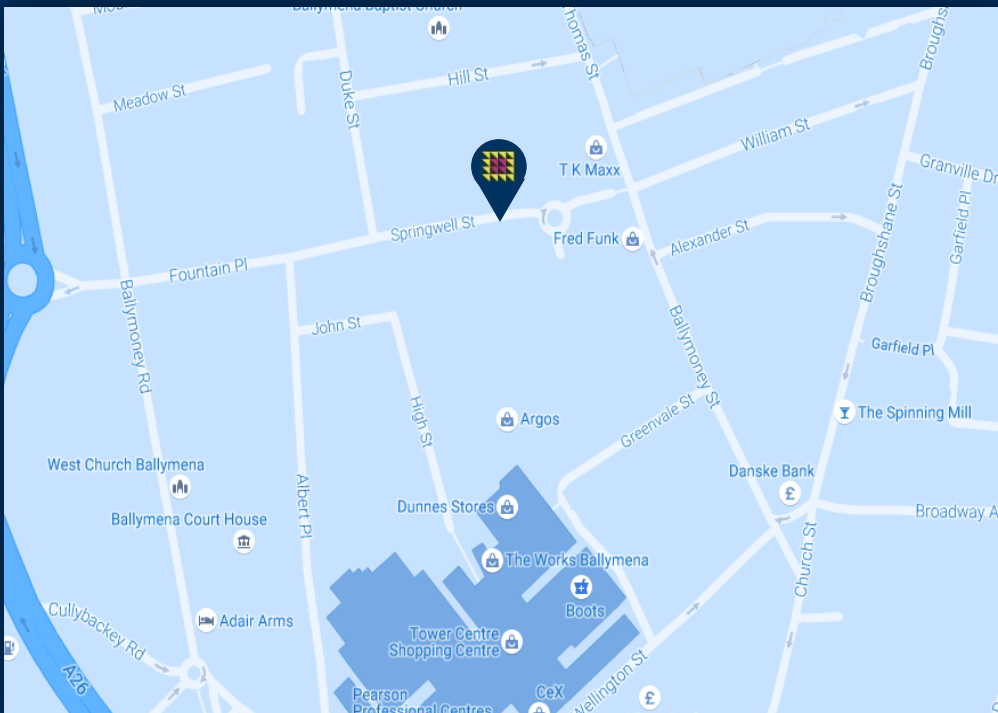
PRICE: £85,000

TITLE: Assumed Freehold

# NAV

We understand and are advised by the Land and Property Service that the current NAV for the subject is £3,750. The commercial rate in the pound for 2016/2017 is £0.603666

Note – LPS Small Business Rate Relief for premises with an NAV of more than £2,000 but less than £5,000 is 25%



## Further Information

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Our Ref: MMcN/EC/7190

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