



18/20 Church Street, Ballymoney, Co. Antrim, BT53 6DL

For Sale (May Let)

Extensive Retail Unit Extending to c. 14,200 Sq Ft (c. 1,320 m²)
Over Ground and First Floor Levels

Location / Description

Ballymoney is a busy North Antrim market town located in Co. Antrim between the settlements of Coleraine and Ballymena, c. 48 miles north of Belfast with a population of c. 9,000 persons.

The subject is located on a prominent position on Church Street within Ballymoney's central retail area. The unit benefits from on-street parking and is a short walk from the town's bus and rail stations.

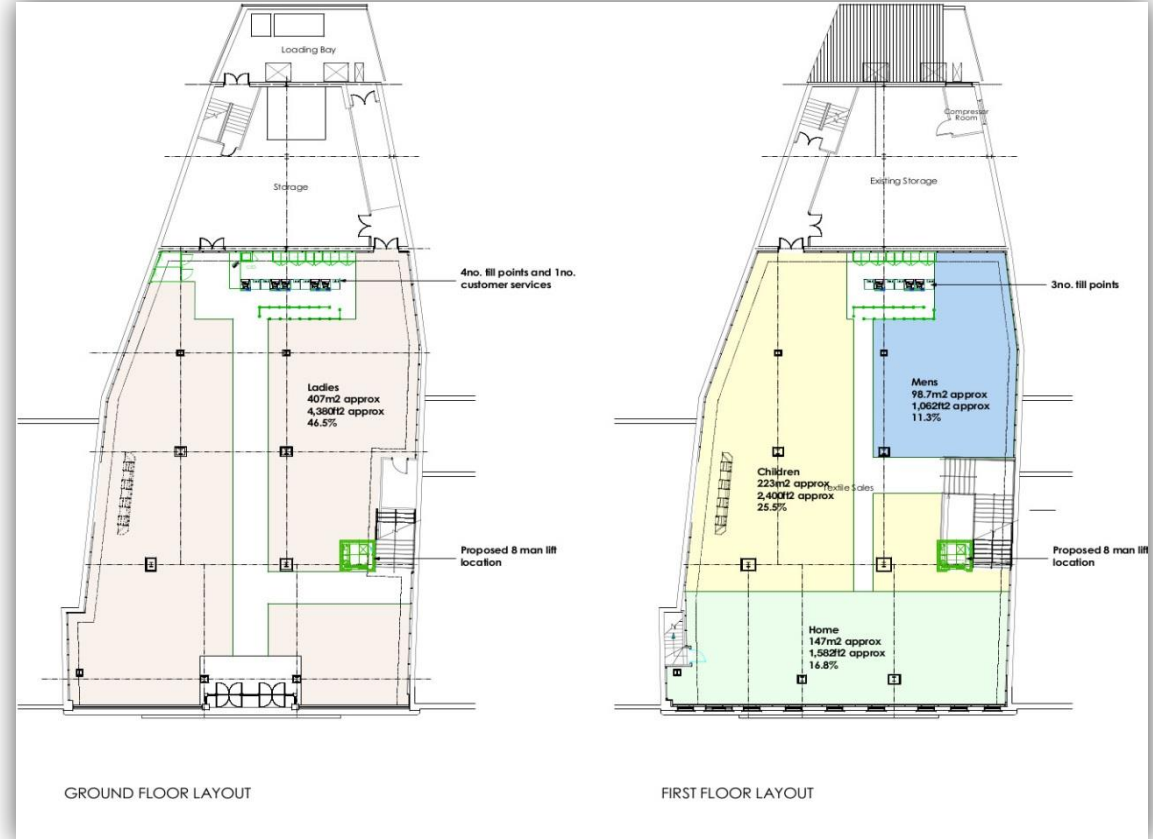
The property comprises ground floor and first floor retail accommodation with storage / WC facilities and it is finished to a high standard throughout.

Nearby occupiers include Cardland, Savers, Barnardos, Ground Espresso Bars, First Trust Bank and Bob & Berts Café.

The unit which was formerly occupied by Dunnes Stores and is ideal for continued commercial retail use or alternative uses, subject to planning as needed.

Accommodation Details

| FLOOR | DESCRIPTION | AREAS | |
|--------|----------------------------|----------------------|-----------------------|
| GROUND | Retail Area | c. 511 sq m | (5,500 sq ft) |
| | Rear Store WC provision | c. 149 sq m | (1,600 sq ft) |
| FIRST | Retail Area | c. 511 sq m | (5,500 sq ft) |
| | Rear Store | c. 149 sq m | (1,600 sq ft) |
| | NET INTERNAL AREA | c. 1,320 sq m | (14,200 sq ft) |
| SECOND | Void (could be reutilised) | | |



Sales Details (Lease Details)

| | |
|-----------------|------------------------------------|
| PRICE: | Offers Around £450,000 |
| TITLE: | Assumed freehold or long leasehold |
| LEASE DETAILS : | Open to offer |

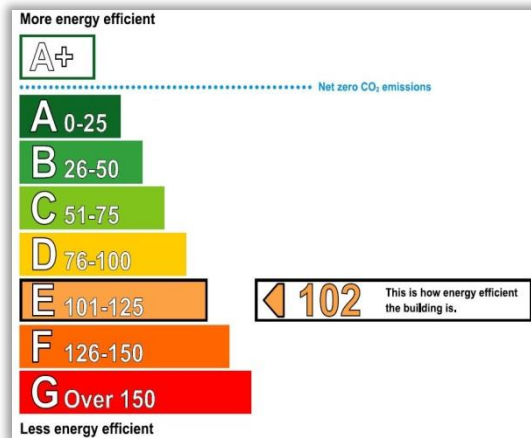
N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is £46,700. The current commercial rate in pound is £0.563376.

VAT

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

EPC (Energy Performance Certificate)



Viewing / Further Details

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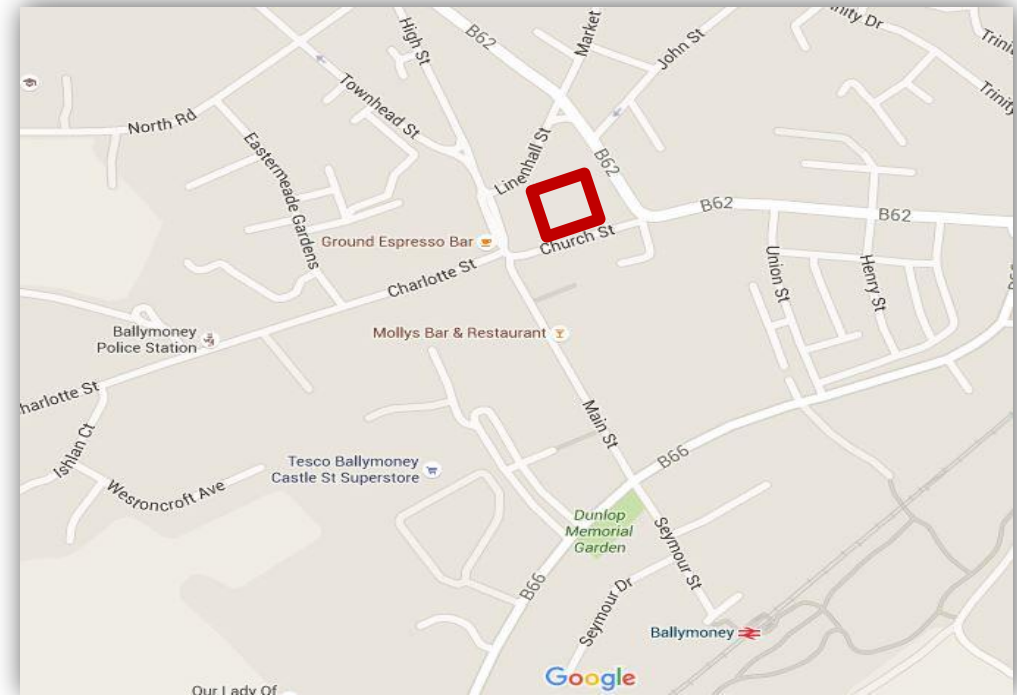
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