

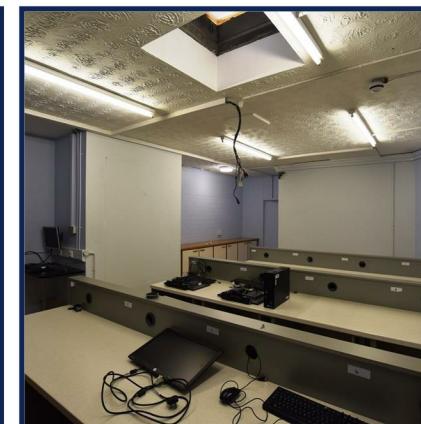
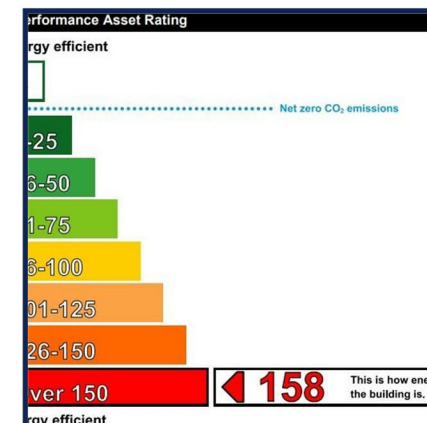


52 Henry Street, Ballymena, BT42 3AH

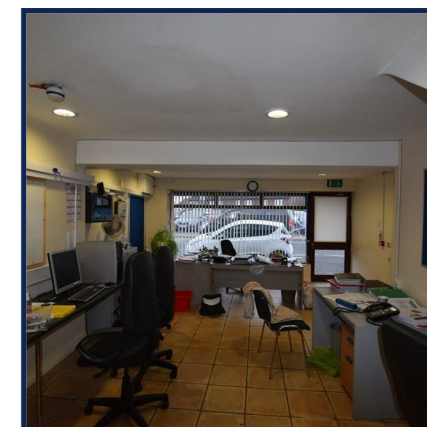
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**  
9 Dunmore Street, Coleraine  
Tel. 028 703 43677/21133  
[www.bensonsni.com](http://www.bensonsni.com)



- Suitable for a number of uses.
- Commercial premises with 25' frontage onto Henry Street.
- Immediate occupation available - negotiable terms
- Option to purchase



1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

This is an excellent opportunity to buy or rent a prominent commercial premises located in the very busy commercial area of Harryville with a great mix of established local businesses within close proximity. These premises have potential for a variety of uses. and have the added benefit of a public car park located across the road.

#### ACCOMMODATION COMPRISING:

##### Ground Floor

###### Main Reception

22'1 x 15'5 (6.73m x 4.70m)

With tiled floor and storage under stairs.

###### Office 1

26'8 x 8'7 (8.13m x 2.62m)

With wood laminate flooring.

###### Hall

With storage room and Ladies & Gents w.c facilities.

###### Office 2

26'1 x 16'9 (7.95m x 5.11m)

With tiled floor and Air conditioning.

###### Office 3

19'1 x 16'4 (5.82m x 4.98m)

###### Office 4

23'1 x 11'5 (7.04m x 3.48m)

###### Back Hall

With stores and washroom.

##### First Floor

###### Office 5

21' x 10'1 (6.40m x 3.07m)

With built in shelving.

###### Office 6

16'1 x 10'3 (4.90m x 3.12m)

###### Bathroom

9'6 x 9'4 (2.90m x 2.84m)

With w.c and wash hand basin

##### Second Floor

###### Room 1

21' x 15'5 (6.40m x 4.70m)

###### Room 2

22' x 10'3 (6.71m x 3.12m)

