

# To Let

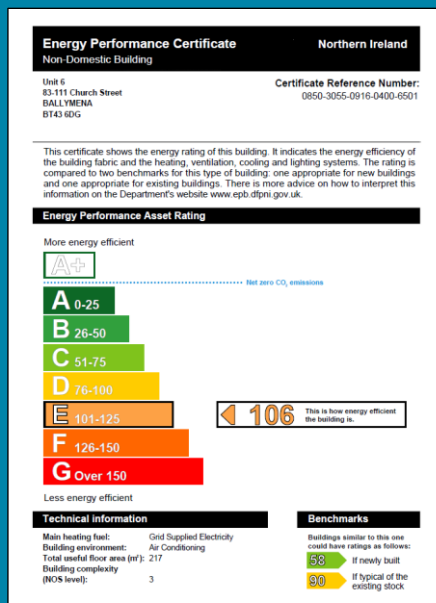
## Unit 6 & 7 CHURCH STREET ARCADE, BALLYMENA



- Economical town centre retail unit in prominent town centre location adjacent to town centre car park (over 200 spaces)
- Approx. 1,000 sq. ft. on ground floor
- Suitable for a variety of uses subject to planning consents
- Availability by arrangement
- Neighbouring occupiers include: Santander, Oxfam, Gwen's Café, Vogue Ladies Fashion, Café Nobel, Mc Killen's Department store, Bon Marche etc.



3<sup>rd</sup> Floor, 16 Howard Street, Belfast, BT1 6PA



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## Location/Description

Ballymena, situated 25 miles north of Belfast, is a strong administrative and industrial centre with a catchment population of approx. 200,000 people and is one of Northern Ireland's best retailing towns.

The premises occupy an excellent position just off the town's principal 'High Street'. Occupiers within close proximity include Bob & Bert's, Santander, Nobel Café, Bank of Ireland, Bon Marche, Caldwell Jewellers, Savers, Vogue, GDI Accessories and McKillen's of Ballymena.

## Accommodation

The premises comprise ground floor accommodation of the following approximate areas :-

Ground Floor: 1,000 sq ft / 93 sq m  
Total Area: 1,000 sq ft / 93 sq m

## Availability

By arrangement

## Lease Terms

**Term:** Minimum 3 year lease  
**Rent:** £7,500 per annum exclusive.  
**Repairs:** Full repairing terms.  
**Insurance:** Tenant to reimburse the landlord in respect of the building insurance premium. Estimated to be approx. £250 pax.  
**Rental Deposit:** A rental deposit may be required dependent upon covenant strength being offered.

## VAT

Prices, rentals and outgoings do not include VAT which may be chargeable.

## NAV

We are advised the NAV for the property is £10,200. Rate in the £ for Ballymena 2017/2018 being 0.6153. Rates payable are therefore approx. £6,276 per annum.

Note the above does not reflect a potential saving of 20% via the Small Business rate Relief Scheme if available.

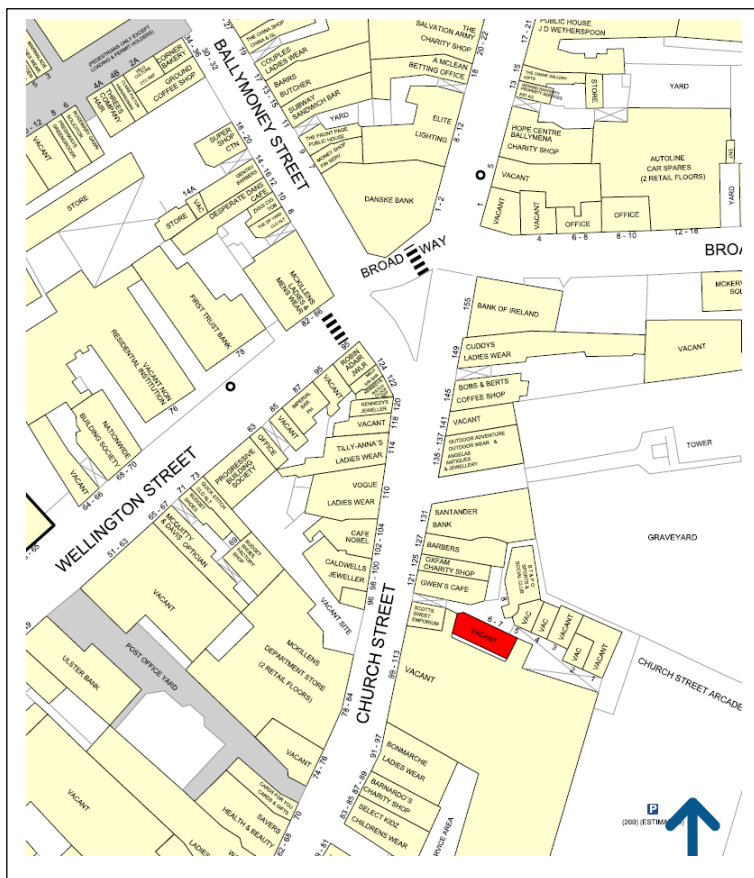
## Viewing/Further Details

For further information please contact:

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