

FOR SALE *(MAY LET)*

24-26 Greenvale Street, Ballymena, BT43 6AR

Prime town centre property of c. 1,804 sq ft

Lisney





## Features

- Prime town centre location.
- Large frontage onto Greenvale Street.
- 2 storey property comprising c. 1,804 sq ft.
- Suitable for a variety of uses (Subject to planning).

## Location

The provincial town of Ballymena is located approximately 28 miles north of Belfast and is acknowledged as one of Northern Ireland's best retail destinations. Ballymena benefits from a well-established high street as well as two major town centre shopping schemes. The Ballymena LGD had an estimated population of c. 66,900 in June 2018 with a wider catchment area well in excess of this number.

The subject property is located on Greenvale Street in the heart of the towns' prime retailing zone, on the main footfall route between Tower Centre and Fairhill Shopping Centre. Neighbouring uses include retail, café/restaurant, hair & beauty and office.

## Description

The two storey mid terrace property benefits from a large frontage onto Greenvale Street and provides a mix of retail, storage, kitchen and backup space.

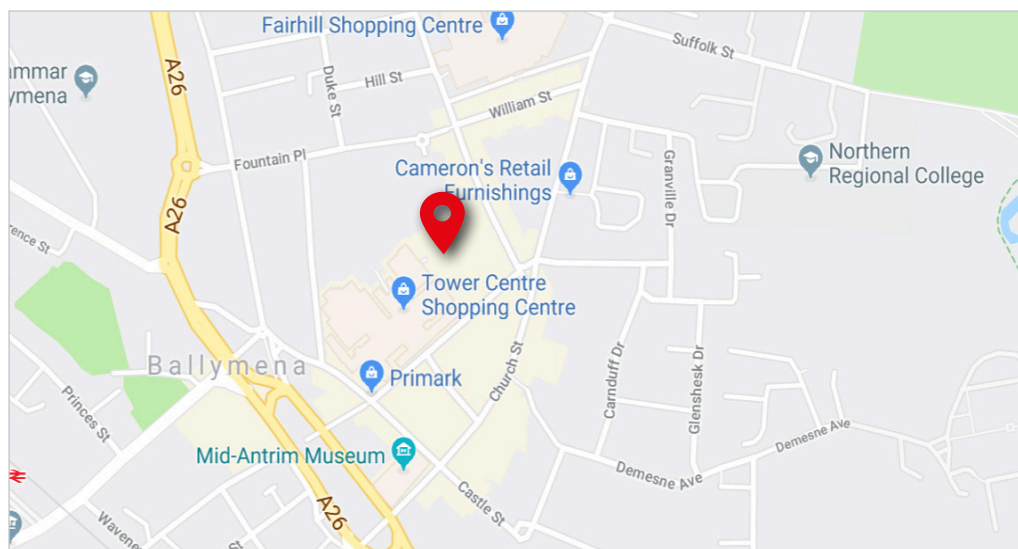
Internally the property is fitted out to a high standard to include, tiled flooring, plaster painted walls and ceilings, down lighters and fluorescent strip lighting.

The property was up until recently used as a café/restaurant, however would be suitable for a variety of uses, subject to necessary statutory approvals.



## Accommodation

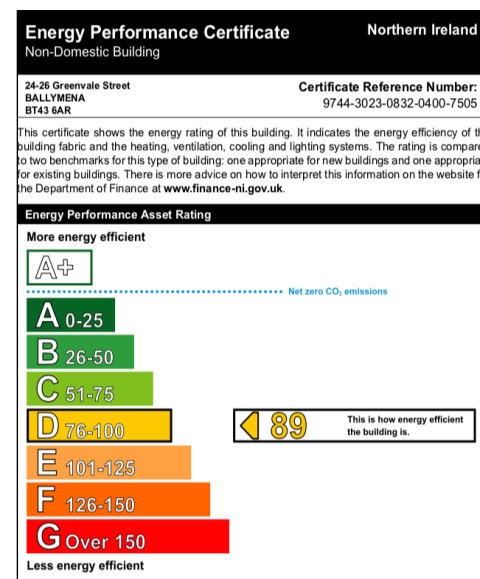
Location	Sq M	Sq Ft
Ground	1,068	99.22
First	736	68.38
<b>Total</b>	<b>1,804</b>	<b>167.60</b>



## EPC Rating

The property has an energy rating of D89.

A full certificate can be made available upon request.



## Asking Price

£150,000 exclusive .

*\*Letting of the property may be considered, please contact the agent for details.*

## Rates

Net Annual Value: £14,000

Rate Poundage (19/20): £0.640560

Payable (19/20): £8,968\*

*\* Please note this property may qualify for 20% rates relief through the Small Business Rates Relief Scheme.*

## VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## Contact

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