

### **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.

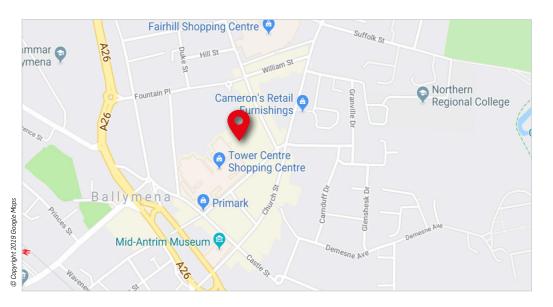
The property was up until recently used as a café/restaurant, however would be suitable for a variety of uses, subject to necessary statutory approvals.





### Accommodation

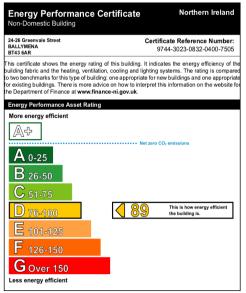
Location	Sq M	Sq Ft
Ground	1,068	99.22
First	736	68.38
Total	1,804	167.60



## **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.

#### Contact

Jonathan Haughey

028 9050 1501

jhaughey@lisney.com

# 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/uksi/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.



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.