



66 High Street, Ballymena BT43 6DT

£525.00 Monthly

Lettings Company is pleased to offer a fantastic opportunity to rent a very prominent and well presented retail unit with street facing shop frontage and an A1 / A2 retail licence at 66 High Street, Town Parks, Ballymena.

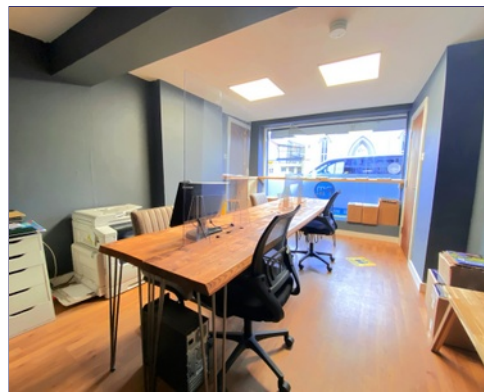
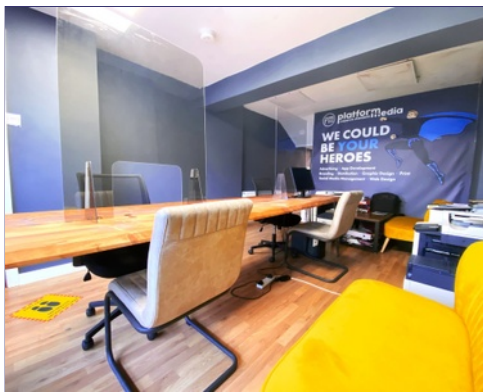
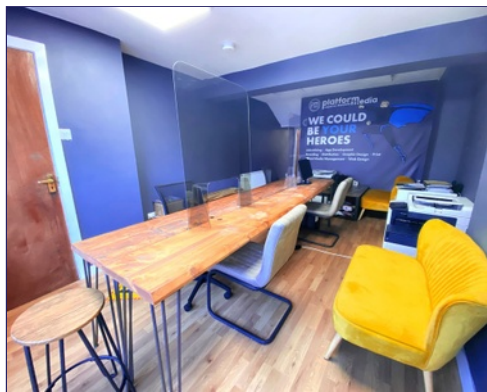
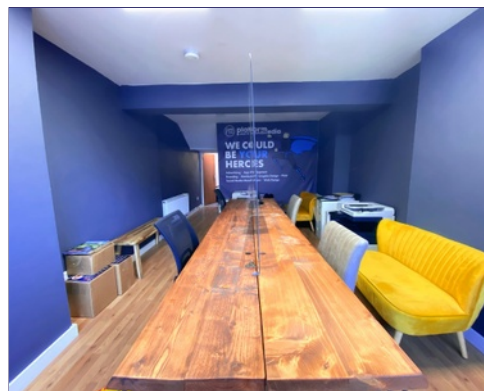
PROPERTY TYPE: Retail Property (High Street)

RECEPTIONS: 0 / **BEDROOMS:** 0 / **BATHROOMS:** 1

FEATURES:

- A1 / A2 Licence approved
- Central location next to The Tower Centre
- Close to main arterial routes and public transport
- Finished to an excellent standard throughout
- Available now
- Prominent well presented retail / office unit
- Own shop frontage and entrance
- Benefits from shopping centre and car park foot fall
- Easy on street parking
- Gas central heating with fixed price agreement offered

IMAGES:



DESCRIPTION:

Lettings Company is pleased to offer a fantastic opportunity to rent a very prominent and well presented retail unit with street facing shop frontage in the excellent central location at 66 High Street, Town Parks, Ballymena..

The Unit currently has an A1 / A2 licence permission for a retail shop or professional office and has most recently been used as an office for both a solicitors firm & an online multimedia company. There have been a number of fantastic modernisations to the property both internally and externally since the unit has been acquired by its current owners and the quality of accommodation on offer is to a very high standard rarely seen available.

LOCATION

Located near to the top turning of High Street, the property benefits from being within prime foot fall of 'The Tower Centre' shopping centre and within moments walking distance to the main shopping areas of Ballymena town centre. Parking is very easy on street, in addition 'The Tower Centre' Car Park is less than a minutes walk away from the premises. The location also benefits from being serviced by main bus routes and public transport creating great ease of access both to and from the premises location.

FEATURES

RETAIL / OFFICE SPACE Finished to include;

- Recently plastered and painted ceilings
- Recently plastered and painted Internal Walls
- Wood laminate flooring
- LED natural lighting fixtures to retail / office Space
- Fitted gas central heating radiators to walls
- Multitude of double electrical sockets
- Pre installed telephone and broadband socket
- Large glazed Shop front windows & doors

KITCHEN Finished to include;

- Fitted counter tops
- Fitted kitchen cabinetry
- Stainless Steele sink and drainer
- Wall mounted electrical sockets
- Glazed window to rear elevation

W.C. Finished to Include;

- Fully ceramic tiled floor
- Plastered and painted walls
- Low level flush W.C. And hand wash basin in white porcelain

Opaque glazed window to side elevation

EXTERNAL Includes;

Poured concrete Floor

Mature shrubs

Parking for up to 3 cars

Entrance and exit via secure double gates to rear of property

SIZE

Retail / Office Space: 17' 8 x 11' 4 (5.38 m x 3.46 m)

Kitchen Area: 8' 2 x 5' 8 (2.48 m x 1.73 m)

W.C: 2' 2 x 2' 2 (1.29 m x 1.29 m)

Width of Shop: 3.46 m

Width of Frontage: 3.40 m

TERM

3 Year initial term

RATES

NAV: £2,600.00

Estimated Rates for '21-'22 year: £1,534.85

EPC

G171

ALL PRICES QUOTED ARE EXCLUSIVE OF VAT, BUT DEPENDANT ON CIRCUMSTANCES MAY BE LIABLE TO VAT.

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FLOORPLANS: