



**To Let (May Sell)**

**28-32 Main Street, Ballyclare, BT39 0DG**  
Former Supermarket with rear car parking on 0.7 acre site

**tkd** commercial  
property  
consultants  
028 9024 7111  
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- Located in Ballyclare town centre
- c.27,500 sq. ft. (over 2 floors)
- c.90 car parking spaces at rear of property
- Suitable for variety of purposes (STPP)

#### LOCATION

Ballyclare is a busy provincial market town located c.16 miles north of Belfast, c.20 miles south east of Ballymena and 4 miles from Junction 5 of the M2 motorway at Templepatrick. Given its location the town benefits from good transport links to Belfast International Airport and Port of Larne.

Ballyclare forms part of the Antrim and Newtownabbey Borough Council which has a population of c.138,000 people.

The subject property occupies a prominent position on the main street within the commercial heart of the town.

Nearby occupiers include Boots, Asda, Home Bargains and Poundland.

#### ACCOMMODATION

The subject was formerly a supermarket and internally consists of retailing space, ancillary offices, storage and staff facilities.

The property has a solid concrete slab floor and double glazed aluminium windows on the front elevation, with roller shutter door.

#### ACCOMMODATION

The premises have been measured on a Net Internal Area basis, in accordance with the RICS Code of measuring Practice, 6th Edition: -

Accommodation	Sq. Ft.	Sq. M.
Ground Floor	15,100	1,394
First Floor	12,400	1,152
<b>Total</b>	<b>27,500</b>	<b>2,546</b>



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## SITE AREA

The site extends to c.0.7 acres (0.3 ha).

## LEASE TERMS

Upon Application.

## SALE PRICE

£950,000 (Nine Hundred and Fifty Thousand Pounds).

## VAT

We are advised that the subject property is VAT registered.

## RATEABLE VALUE

Interested parties should make enquires with Land & Property Services regarding the NAV.

## EPC

F147

## FURTHER INFORMATION

For further information or viewing please contact;

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