



O'Connor
Kennedy
Turtle

For Sale



27 Linenhall Street
Ballymena
BT43 5AJ

Prominent Retail Premises
With Upper Floors

Chartered Surveyors
Property Consultants

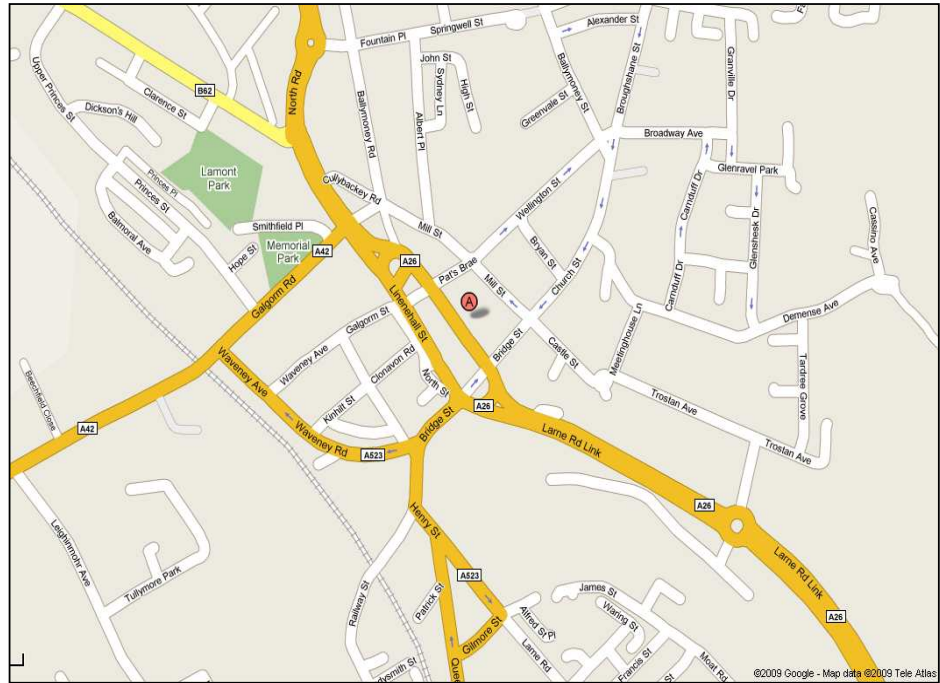
Belfast Office:
22 Adelaide Street
Belfast BT2 8GD
T 028 9024 8181
F 028 9024 8188
E belfast@okt.co.uk

Northern Office:
20 – 22 Stable Lane
Coleraine BT52 1DQ
T 028 7034 4244
F 028 7034 4949
E coleraine@okt.co.uk





Location and Description



Prominent retail unit located within the heart of Ballymena and enjoying unrivalled passing trade.

Close to the new Braid Arts Centre and opposite extensive a site acquired for residential and commercial style development for a major retail and mixed commercial scheme.

Comprises a ground floor shop with storage to the rear and upper floors for storage with retail / office potential with some minor refurbishment.

Suited to either retail or possibly showroom / office use subject to planning.

Accommodation

	m ²	sq ft
GROUND FLOOR		
Retail Area	37.1	400
Store	7.3	78
Garage	29.7	320
FIRST FLOOR		
Retail Area	35.2	380
SECOND FLOOR		
Storage	23.0	250



Sales Details

Title:

Price:

Assumed Freehold or long leasehold

Offers Over £150,000

NAV

▼ £4,100.

The commercial rate in the pound for 2009 / 2010 is £0.541051

VAT

▼ All prices, outgoings etc quoted are exclusive of, but may be subject to vat.

Viewing

▼ Further details can be obtained from Agents:

O'Connor Kennedy Turtle
20 – 22 Stable Lane
Coleraine
BT52 1DQ

Tel: 028 7034 4244
Fax: 028 7034 4949
Email: coleraine@okt.co.uk
Web: www.okt.co.uk

Contact:

Henry Taggart
Email: henry.taggart@okt.co.uk

Or

Michael Burke
Email: michael.burke@okt.co.uk

Our Ref: HT/C1884



Reproduced by commission of the Ordnance Survey of Northern Ireland on behalf of the controller of Her Majesty's Stationery Office.
 Crown copyright 2006. Licence No. 1211.

(140) (ESTIMATED)



O'Connor Kennedy Turtle 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property.

okt.co.uk