



**27 Linenhall Street  
Ballymena  
Co Antrim BT43 5AJ**

**Central Retail Unit With Residential  
Potential On Upper Floors**

**\* PRICE NOW REDUCED \***

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**Associates:** Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

## Location / Description

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

Close to the new Braid Arts Centre and opposite an extensive 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 further storage with residential potential, (subject to Planning).

## Accommodation Details

DESCRIPTION	AREAS	
<u>Ground Floor</u>	Retail	c. 37.1 sq m (400 sq ft)
	Store	c. 7.3 sq m (78 sq ft)
	Garage	c. 29.7 sq m (320 sq ft)
<u>First Floor</u>	Retail	c. 35.2 sq m (380 sq ft)
<u>Second Floor</u>	Storage	c. 23.0 sq m (250 sq ft)

## Sales Details

PRICE:	Guide Price £60,000
TITLE:	Assumed freehold or long leasehold

## N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is: £3,250. The commercial rate in pound is £0.595511.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## Any Other Information

Further details can be obtained from Agents.

## EPC (Energy Performance Certificate)



## Viewing / Further Details

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

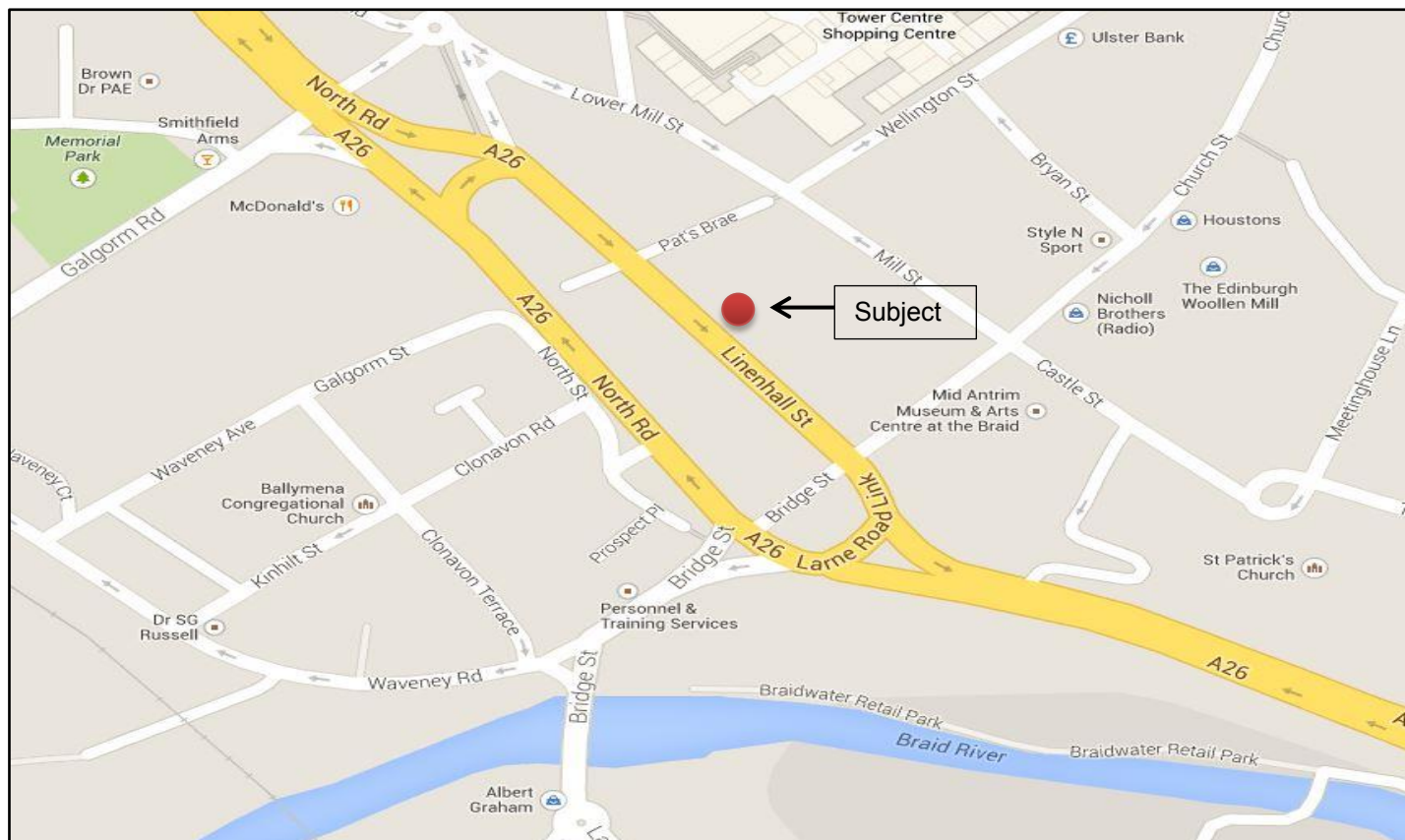
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