

FOR SALE
(MAY LET)

24-26 GREENVALE STREET, BALLYMENA, BT43 6AR
PRIME TOWN CENTRE PROPERTY OF C. 1,804 SQ FT

Lisney



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.

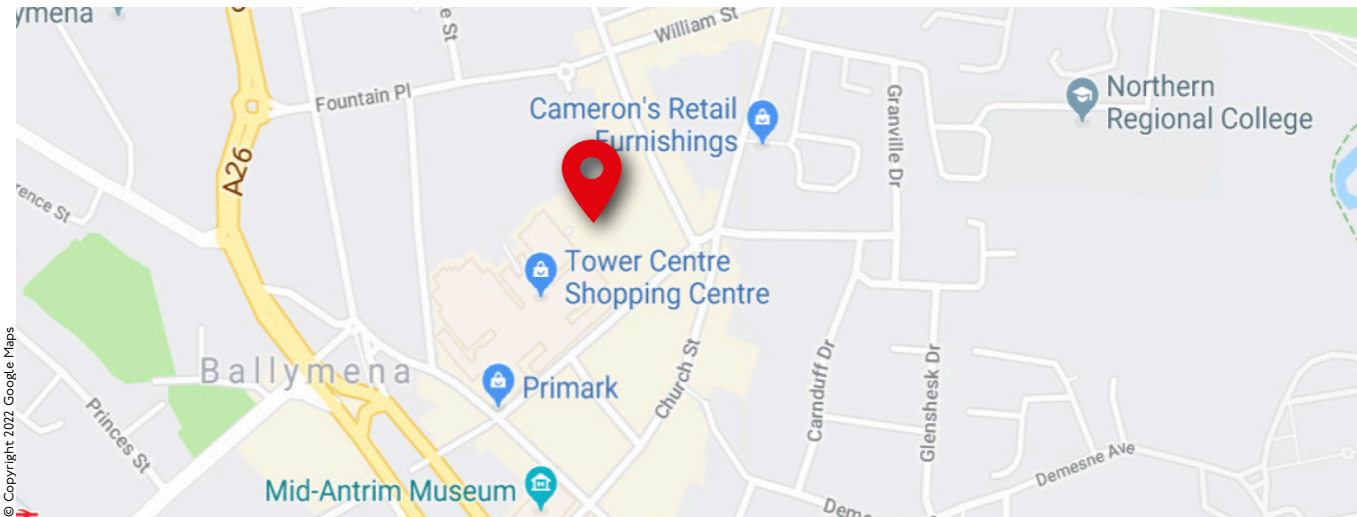
The subject property is located on Greenvale Street in the heart of the towns' prime retailing zone, on the main footfall route between Tower Centre and Fairhill Shopping Centre. Neighbouring uses include retail, café/restaurant, hair & beauty and office.

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.

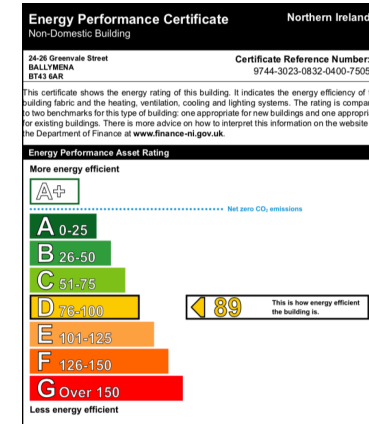
The property was up until recently used as a café/restaurant, however would be suitable for a variety of uses, subject to necessary statutory approvals.





EPC

The property has an Energy Efficiency rating of D89. The full Certificate can be made available upon request.



Accommodation

| Location | Sq. M | Sq. Ft |
|--------------|--------------|---------------|
| Ground | 1,068 | 99.22 |
| First | 736 | 68.38 |
| TOTAL | 1,804 | 167.60 |

Rates

| | |
|---------------------|-----------|
| Net Annual Value | £14,000 |
| Rate in the £ 22/23 | £0.601655 |
| Payable (22/23) | £8,423.17 |

*Please note this property may qualify for 20% rates relief through the Small Business Rates Relief Scheme.

Value Added Tax

All prices and outgoings are exclusive of but may be liable to VAT

Asking Price

£115,000 exclusive .

*Letting of the property may be considered, please contact the agent for details.

Contact

Strictly by appointment with the Selling agent. For further information please contact:

Jonathan Haughey

028 9050 1540 / 07718 571 498

jhaughey@lisney.com

Further information is available at www.lisney.com