



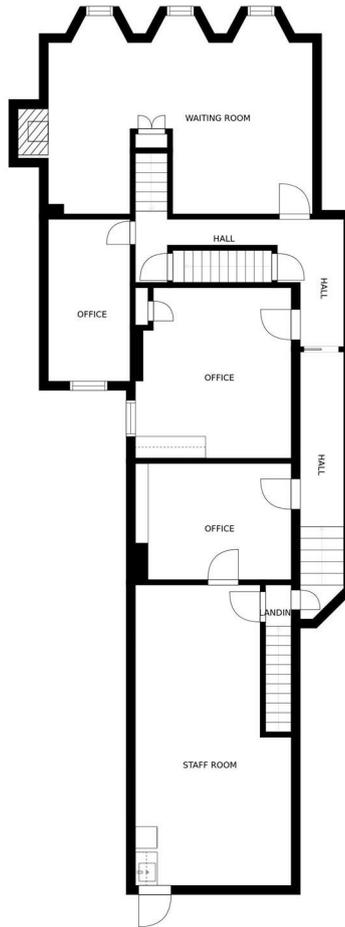
12 Church Street, Ballymena, BT43 6DE

- Three Storey Commercial Premises
- Ground Floor Retail Unit & Showroom
- Third Floor Accommodation
- Extends To c.3,700 Sq Ft
- Range Of First Floor Offices / Store Rooms
- Prominent Road Frontage Position

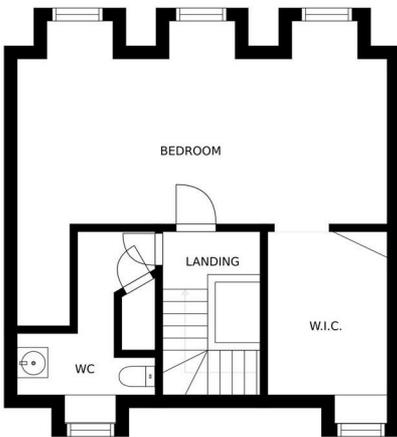
Offers Over £34,950

EPC Rating





± APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY DESCRIPTION

ACCOMMODATION

GROUND FLOOR

RETAIL UNIT 37'4" x 17'6"

Aluminium framed, glazed front door with matching windows to front elevation. Stairwell leading to first floor. Open into:

SHOWROOM 28'4" x 11'11"

Stairwell leading to first floor. Access to under stairs store.

STORE ROOM 15'10" x 8'11"

FIRST FLOOR

LANDING

STAFF ROOM 27'6" x 15'9"

HALLWAY

OFFICE 1 14'3" x 9'8"

OFFICE 2 15'5" x 13'9"

HALLWAY.

Stairwell leading to second floor.

WAITING ROOM 23'8" x 16'5"

OFFICE 3 / STORE 12'8" x 6'11"

SECOND FLOOR

LANDING.

BEDROOM widest points

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC.

NAV - £10,700

ESTIMATED RATES - £6,316.49

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Substantial investment opportunity, comprising a three storey commercial premises, extending to c.3,700 sq ft, encompassing ground floor retail unit, generous sized showroom, range of first floor offices/store rooms, and third floor accommodation with bathroom facilities, prominently situated on Church Street, Ballymena. Occupying a prime position on Ballymena's main retail pitch, in close proximity to Santander, Wyse Byse, Elite Lighting, Style & Sport and Wallaces, the premises is a short drive from main commuter networks via the Galgorm Road, as well as transport connections to Belfast, several satellite villages, and the Causeway Coast. The property is need of renovation throughout which is generously reflected within the marketing figure. The adjoining commercial premises (14-16 Church Street) can also be purchased via separate negotiation.

For further information or to arrange a viewing please contact Colin Graham Residential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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