



# To Let

Retail Accommodation  
**44 Main Street, Ballyclare, BT39 9AA**

**tdk** commercial  
property  
consultants  
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## PROPERTY SUMMARY

- **Prominent Town Location**
- **A Well-Connected Commuter Town.**
- **Nearby Occupiers Include Hope 365, Browns Coffee Shop, Abbey Real Estate and Jenkins Butchers.**

### LOCATION

Ballyclare is a well-connected commuter town, with the A57 road leading from Belfast International Airport and the A8, from Belfast City Centre, leading straight to the town. The town has a population of circa. 30,000 persons to include surrounding hinterland. The subject property is located on Main Street in the town centre. Nearby occupiers include Hope 365, Browns Coffee Shop, Abbey Real Estate and Jenkins Butchers.

### DESCRIPTION

The subject property is fronting onto the Main Street and comprises a two storey mid terrace commercial property with retail accommodation on the ground floor and office or storage on the first floor.

### ACCOMODATION

Description	Sq Ft	Sq M
Ground Floor	584	54.26
First Floor	318	29.82
TOTAL	902	84.08

### RATEABLE VALUE

We are advised by LPS that the current NAV is £5,100, Rate in the £ for Antrim & Newtownabbey Borough Council, 2022/23 is £0.523981. Estimated Rates Payable 2022/23 is £2,672.



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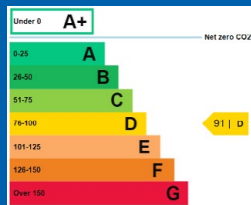
## LEASE DETAILS

Term Negotiable  
Rent ?  
Repairs Effectively full repairing and insuring

## VAT

All prices are exclusive of but may be liable to VAT.

## EPC



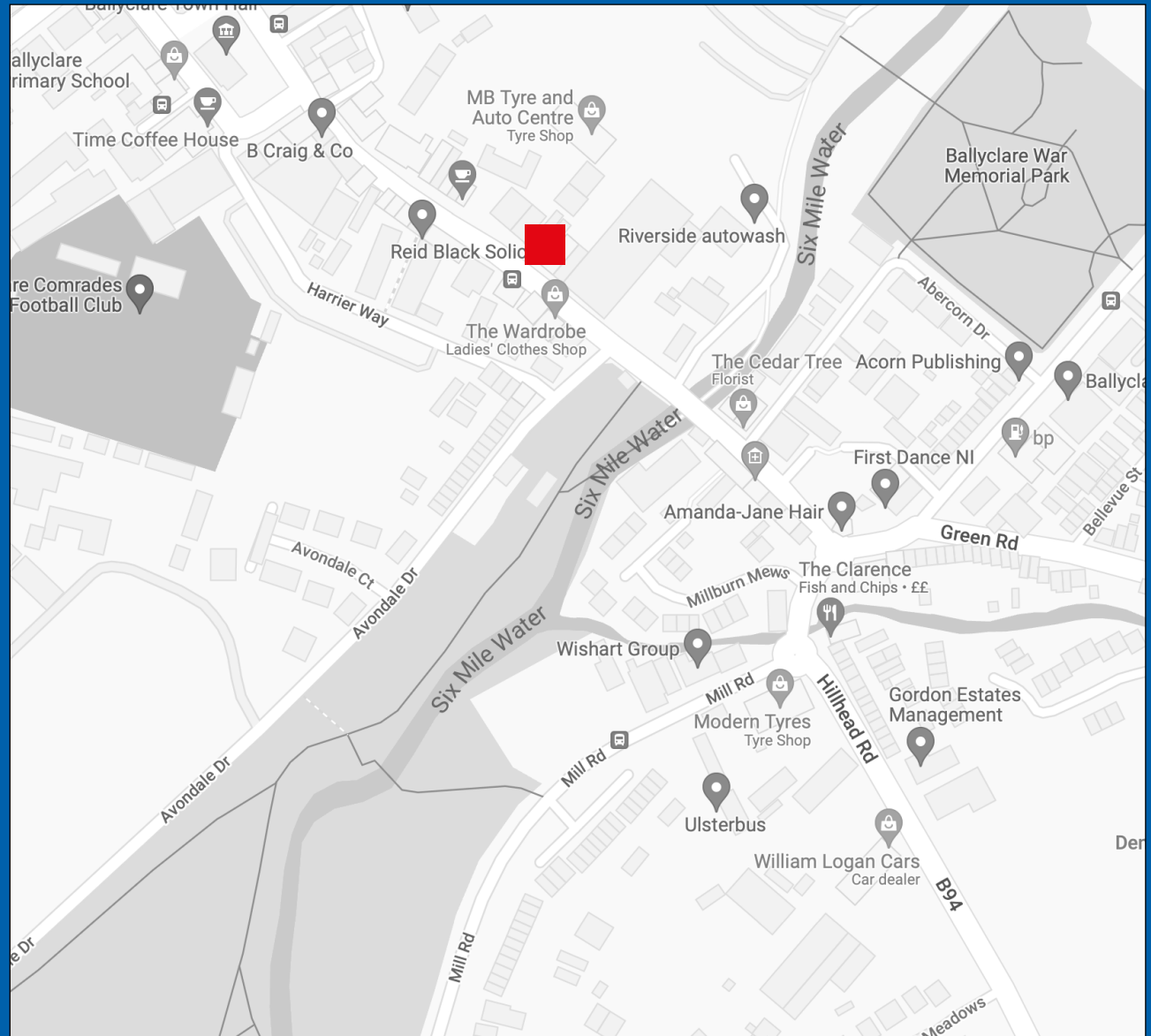
## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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