

tdk | Property

tdkproperty.com 028 9024 7111



PROGRESSIVE
BUILDING SOCIETY



44 CD'S MUSIC STORE DVD'S



SHINING LIGHTS

Matthew Ch 5 v 16

42-42A



Retail Accommodation

44 Main Street,
Ballyclare, BT39 9AA

TO LET

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.

ACCOMMODATION

Description	Size (Sq. Ft.)	Size Sq. M.
Ground Floor	584	54.26
First Floor	318	29.82
TOTAL	902	84.08

LEASE DETAILS

Term: Negotiable
Rent: £7,500 per annum
Repairs: Effectively full repairing and insuring



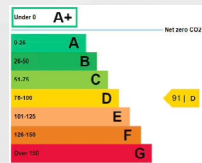
RATEABLE VALUE

We are advised by LPS that the current NAV is £5,100, Rate in the £ for Antrim & Newtownabbey Borough Council, 2025/56 is £0.587690. Estimated Rates Payable 2026/27 is £3,087.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

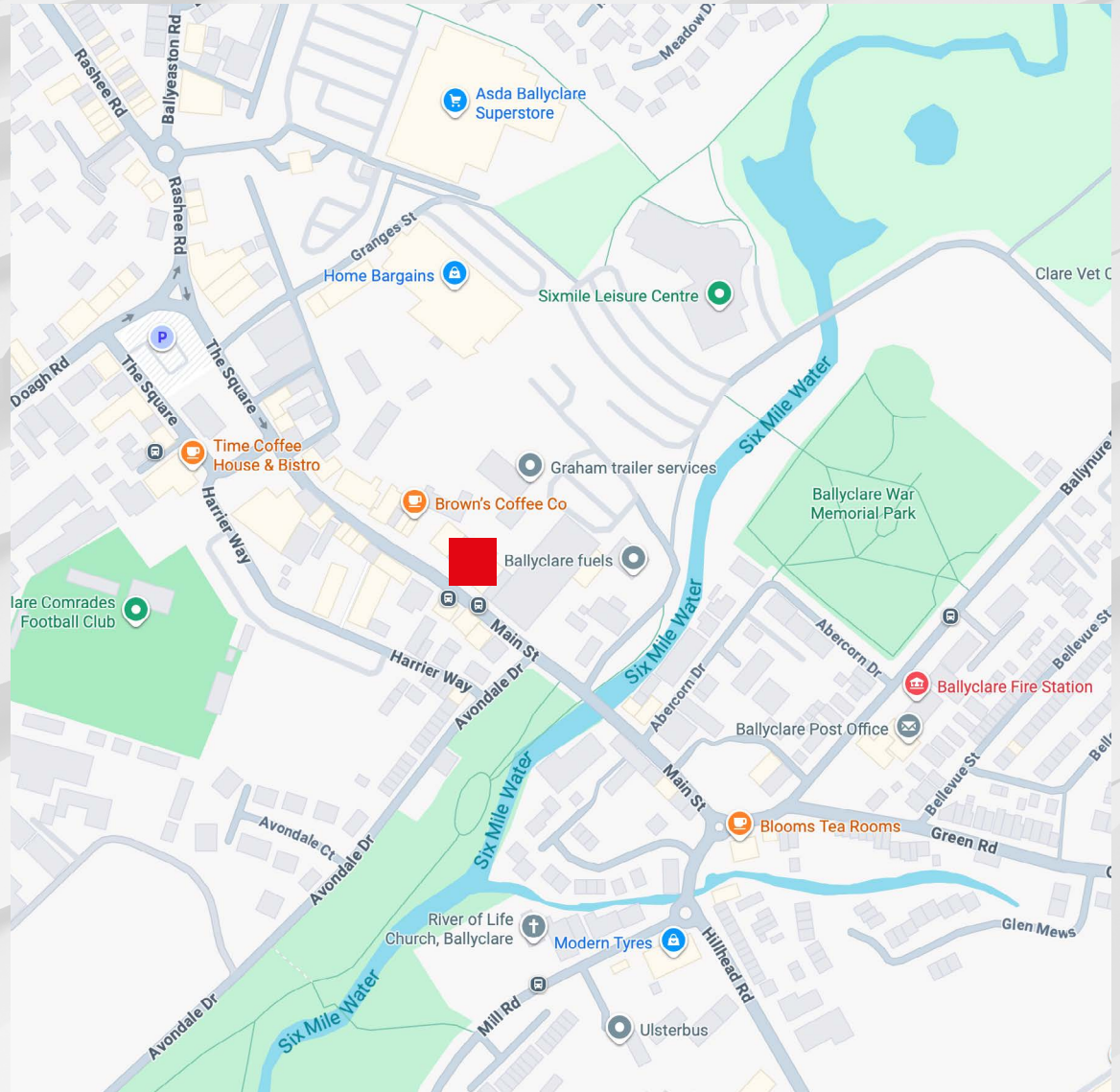


D91 - A copy of the EPC Certificate can be made available upon request.

VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond
Tel: 028 9089 4065
Email: stephen.deyermond@tdkproperty.com

Contact: Sophie McConnell
Tel: 028 9024 7111
Email: sophie.mcconnell@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.