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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



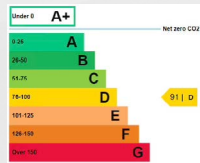
RATEABLE VALUE

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 2025/26 is £2,997.22.

VAT

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

EPC

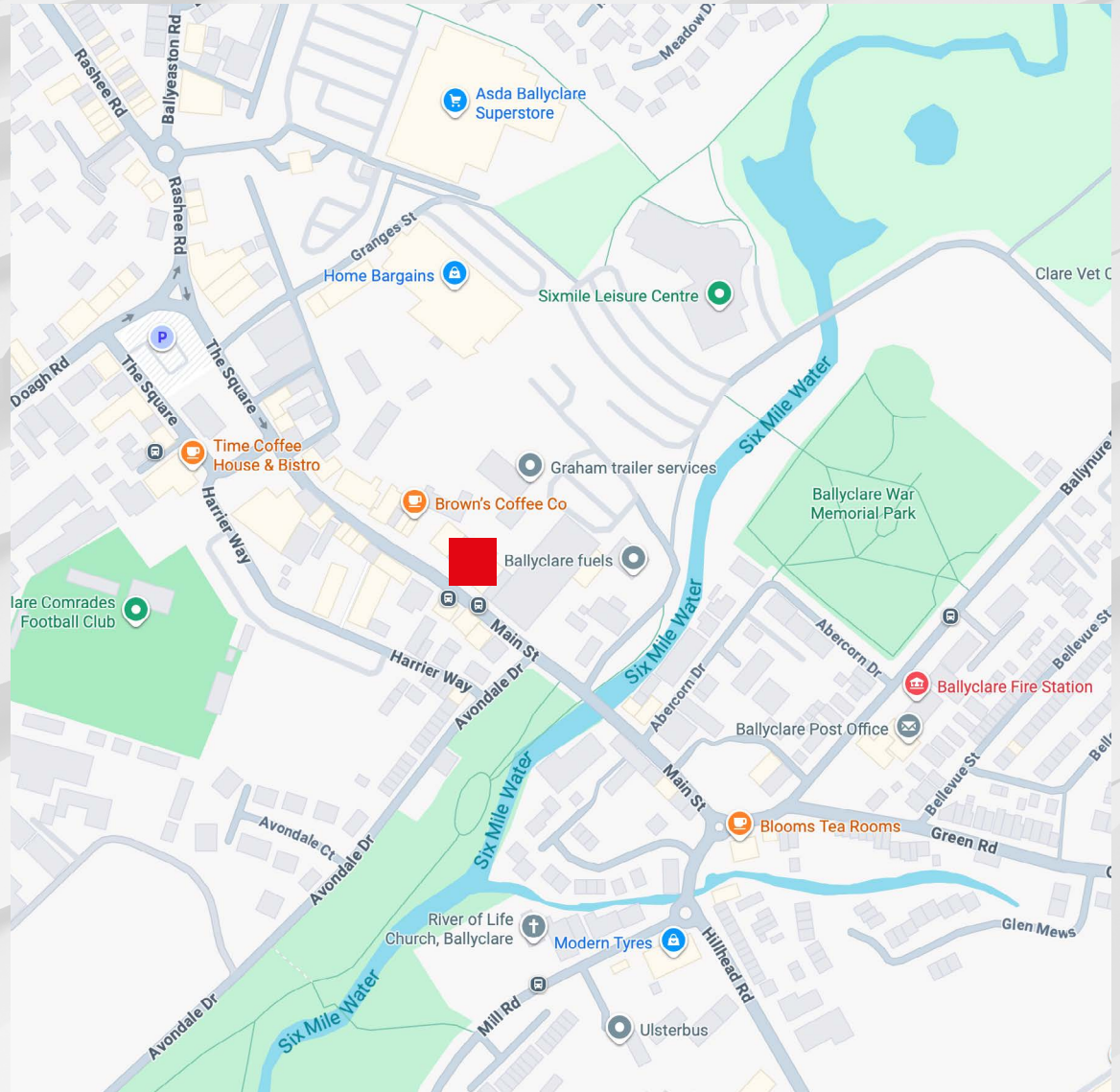


D91 - A copy of the EPC Certificate can be made available upon request.

VIEWING AND FURTHER INFORMATION

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