

# RETAIL AND OFFICE ACCOMMODATION

Spring House, Springwell Street and Thomas Street, Ballymena



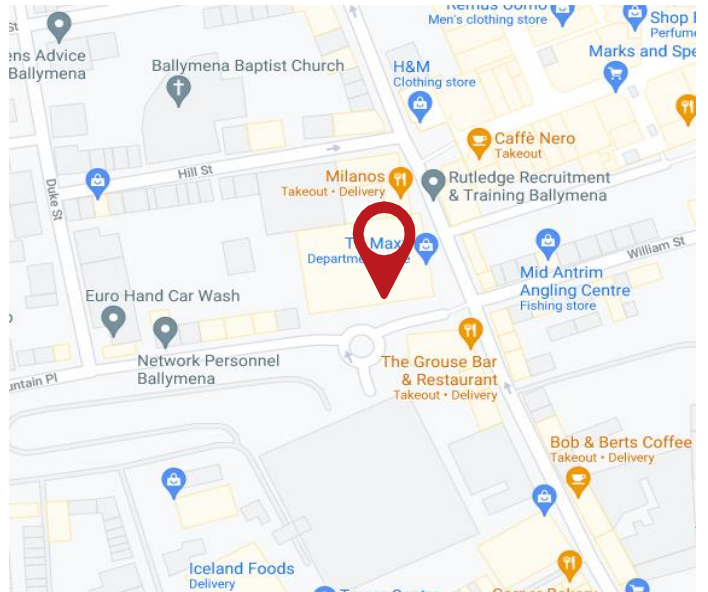
- The properties occupy a highly prominent position on Springwell Street and Thomas Street in the heart of Ballymena Town Centre
- Situated in close proximity to Fairhill Shopping Centre and Tower Centre.
- Available accommodation consists of ground floor and first floor retail accommodation and first floor office premises.
- Units are immediately available and suitable for a variety of other uses subject to planning permission.

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### Location

Ballymena is located approximately 28 miles from Belfast city Centre and is one of Northern Ireland’s leading retail provincial towns with a population of approximately 150,000.

The subject property is located at the corner of Springwell Street and Thomas Street. The properties are located within walking distance to the 280,000 sq. ft Fairhill Shopping Centre and the 175,000 sq. ft Tower Centre.

Nearby occupiers include TK Maxx, Menarys, Caffè Nero and Iceland Foods.

### Accommodation Schedule

	Sq Ft	Sq M	Service Charge	Insurance	NAV	Rates Payable 24/25
Unit 3	15,021	1,395	£4,902	£1,784	£59,300	£39,875
Unit 4 (available from January 2025)	3,261	302	£1,065	£388	£17,000	£11,432
Unit 4A	2,092	194	£683	£249	£9,700	£6,523
Unit 6 & 6A	3,454	321	£1,127	£411	TBC	TBC

### Description

The subject units are accessed from Springwell Street and Thomas Street. The units are immediately available. The premises are suitable for a range of different uses subject to planning permission.

### Lease Details

Rent	Rent on Application
Term	Negotiable

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

### EPC

Available upon request for each individual unit.

### Contact

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