



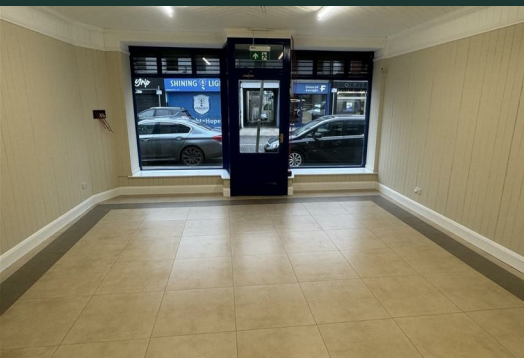
TO LET

47 Main Street

Ballyclare, BT39 9AA

£700 Per month

Ground floor commercial accommodation
extending to c.600 sq ft



A fantastic opportunity has arisen to lease a versatile commercial unit in a prime town centre location in Ballyclare. Situated on the bustling main street, this unit benefits from high footfall and excellent visibility, making it an ideal space for a range of businesses, including coffee shop, boutique retail outlet, office/professional services, barbershop, hair salon, or beauty studio. This commercial unit has recently undergone refurbishment and is ready for any business to start trading in. The unit further benefits from convenient access to free parking situated behind Main Street.

Property Features:

- Prime Location – Located in the heart of Ballyclare, with plentiful parking to the rear in Harrier Way. Main Street enjoys steady pedestrian traffic and excellent connectivity to public transport links.
- Versatile Space – The unit offers a flexible layout that can be adapted to suit a variety of business types, whether you require a stylish retail showroom, a trendy café, professional grooming, beauty space or office use/ professional services
- Rent – £700 per calendar month, making this an excellent opportunity for a new or expanding business.
- Large Frontage – A prominent shopfront with display potential, ensuring great exposure to passing customers.
- Excellent Transport Links – Easy access to major bus routes, train stations, and key arterial routes, ensuring convenience for both customers and staff.

This is a rare chance to secure a well-positioned, competitively priced unit in one of greater Newtownabbey's busiest towns. Whether you're looking to launch a new business or relocate an existing one, this space offers the perfect foundation for success.

For more information or to arrange a viewing contact Nest Estate Agents

02893 438090

MAIN OFFICE 22'2" x 16'5" (6.78 x 5.02)
Electric roller shutter with remote control fob and direct key access externally. Tiled floor. Single glazed windows. Wood panelled walls. Internal concealed void x2 with available ducting. Wired for burglar alarm and fire alarm. Low energy led lighting . Storage cupboard. Heatmiser digital thermostat and underfloor heating. Feature glazed ornate window.

KITCHEN 13'10" x 11'5" (4.24 x 3.49)
Cloakroom. Tiled floor. Larder cupboard. Range of high and low level units. Space for fridge. Stainless steel sink unit with mixer taps. Thermostat and underfloor heating. Waste pipe in situ for additional sink unit.

STORE 5'2" x 4'10" (1.59 x 1.48)
Storage room containing oil boiler. Raised formica worktop. Sensor controlled lighting.

TOILET 5'2" x 4'10" (1.59 x 1.48)
W/C. Hand wash basin. Sensor controlled lights.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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