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Two Prime Retail Units  
from 791 to 2,263 Sq. Ft.

The Logan's Complex,  
235 Frosses Road,  
Cloughmills

**TO LET**

## PROPERTY SUMMARY

- Highly prominent retail premises with frontage onto the A26 dual carriage way
- Free on-site car parking
- Well established retail destination

## LOCATION

The Logan's Complex is located on the Frosses Road near the village of Cloughmills in the Ballymena area of Co. Antrim. The property has excellent frontage on to the busy A26 Frosses Road which carries an estimated 22,000 cars a day. The A26 provides excellent access to both Ballymoney, Ballymena and Coleraine the 3 largest towns in the immediate vicinity.

The complex is located opposite Drumadoon House a popular local hotel and restaurant. The site also benefits from a park and ride scheme located a short walk away on the Drumadoon Road which provides regular bus services connecting Coleraine and Belfast.

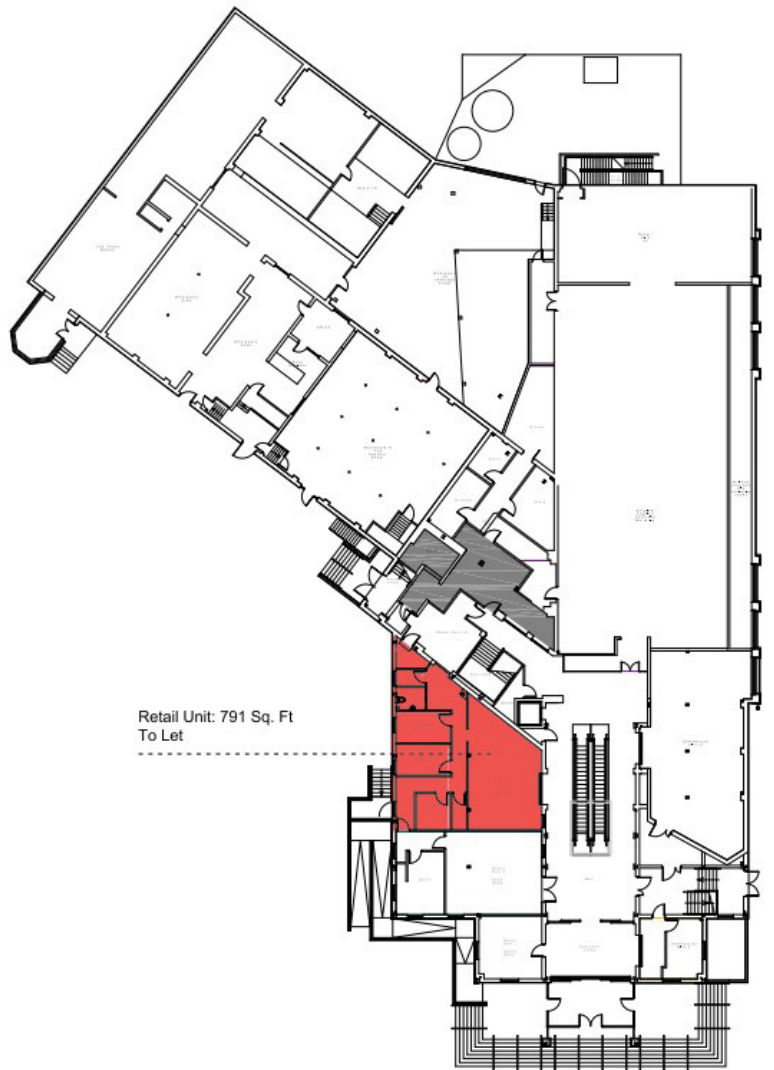
## DESCRIPTION

This large 8-acre site has excellent road frontage of approximately 250 meters onto the busy Frosses Road. The complex offers almost 50,000 Sq. Ft. of on enclosed retail and storage space. There is ample free on-site parking for customers.

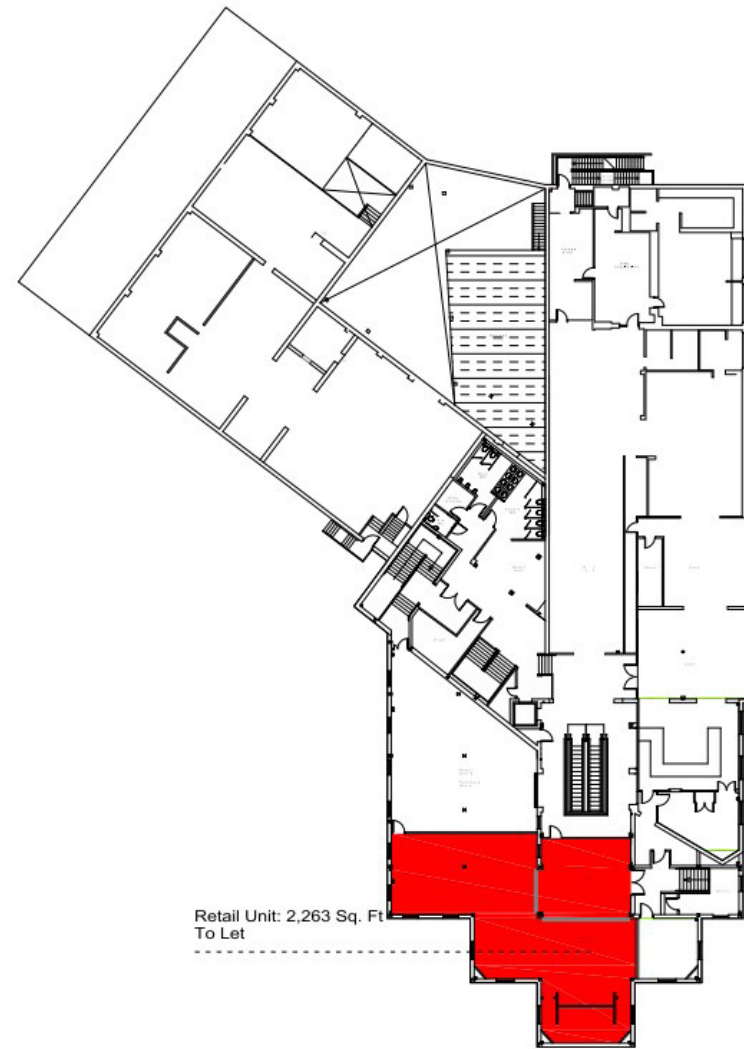
Two prime units have become available and range from 791 sq. ft. up to 2,263 sq. ft. The complex has two main buildings. The first and largest measures approximately 39,000 sq. ft. split over two floors. The second building measures approximately 10,400 sq. ft. split into a number of units.

There are several larger external units on the ground floor, which have own door access and are currently used as a Wholesaler and a Pet Shop.





Existing Ground Floor Plan



Existing First Floor Plan



## LEASE DETAILS

Term: POA  
Unit 2 (791 sq. ft.) Rent: £10,000 per annum  
Unit 8 (2,263 sq. ft.) Rent: £22,500 per annum

## RATEABLE VALUE

We are advised by Land and Property Services that the current NAV is...

(Unit 2) £9,100 (Unit 8) £16,400

Estimated Non-Domestic Rates Bill is

(Unit 2) £5,327.89 (Unit 8) £9,601.90

## EPC

A copy of the EPC certificates can be made available on request.

## Service Charge

Tenant is to pay fair proportion

## Insurance

Tenant to pay fair proportion



## VIEWING AND FURTHER INFORMATION

Stephen Deyermond  
028 9089 4065  
07968 727196  
stephen.deyermond@tdkproperty.com

Myles Elliott  
028 9024 7111  
07526 566679  
myles.elliott@tdkproperty.com



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