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LOGANS
OF CLOUGHMILLS



Retail Showroom Unit Available
2,505 Sq. Ft

The Logan's Complex,
235 Frosses Road,
Cloughmills

TO LET

PROPERTY SUMMARY

- **Highly prominent retail showroom unit**
- **Free on-site car parking**
- **Prestigious Business Location**

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 three largest towns in the immediate vicinity.

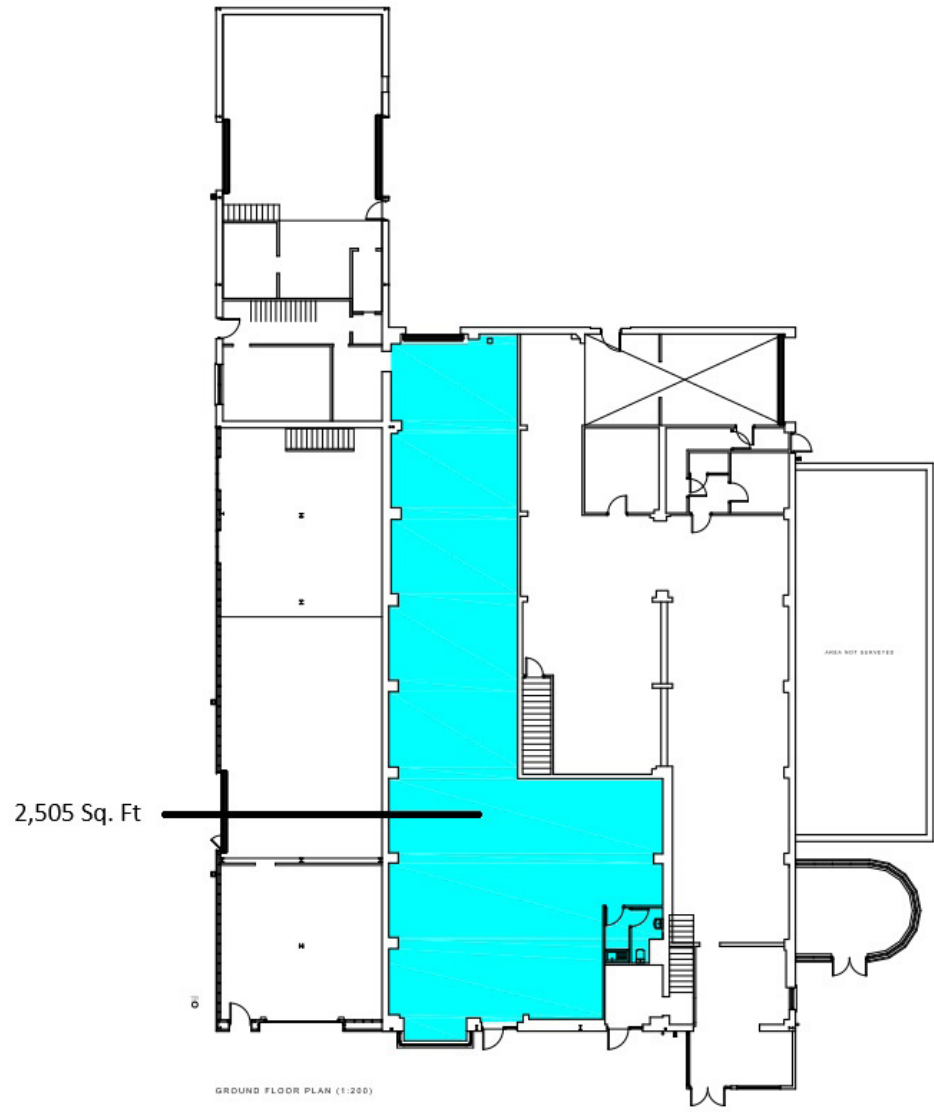
DESCRIPTION

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 over units ranging from 255 sq. ft. up to 7,000 sq. ft. There is ample free on-site parking for customers.

The complex has two main buildings. The first and largest measures approximately 39,000 Sq. Ft. split over two floors. The second building measure approximately 10,400 Sq. Ft. split into a number of units.

This showroom unit is accessed directly from the large car park area. It provides flexible space and is prominent. This particular unit is available for immediate move in.





LEASE DETAILS

Term: Two Year Lease
Rent: £15,000 per annum

RATEABLE VALUE

We are advised by Land and Property Services that the current NAV is... £5,950.00

Estimated Non-Domestic Rates Bill is £3,483.62

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

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