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**DUE TO RELOCATION TO  
FAIRHILL SHOPPING CENTRE**

**PRIMARK**

**Prime Retail Unit**  
c. 25,057sq. ft.

Unit 30A Tower Centre,  
Ballymena, BT43 6AH

**TO LET**

(By way of Assignment/Sub Lease)

## PROPERTY SUMMARY

- Anchor unit in the Tower Centre one of Ballymena's 2 town centre shopping centres.
- Nearby occupiers include Boots, Sports Direct, Superdrug and B&M.
- Several town centre car parks located in close proximity.

## LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, situated 25 miles north of Belfast, with a population of around 65,000 and a catchment of approximately 150,000 people.

The town is well served by the province's motorway and rail networks, providing excellent accessibility from across Northern Ireland. Tower Centre is located in the heart of Ballymena town centre, surrounded by a strong mix of national and local retailers and convenient parking.

## DESCRIPTION

Tower Centre, provides over 40 shops with several leading High Street names including - Dunnes Stores, Sports Direct, Boots, Poundland, B&M and Superdrug, as well as several local independents.

The unit will be handed over fitted out with the existing tenants trade fixtures and fitting removed.



## ACCOMMODATION

### Description

Ground Floor Retail Space	15,669	1,456
Basement Storage	7,227	671
First Floor Storage	2,161	201

## LEASE DETAILS

Term:	Current lease expires 31st March 2028, shorter term available.
Rent:	£120,000 pax
Repairs;	Effectively full repairing basis by way of a service charge.
Service Charge:	£51,762 pax (2025/26)
Insurance:	£8,764 pax

## RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £90,900.00.  
Rates payable for 2025/ 2026 of approximately £63,298.03.

## EPC

The building is currently rated E 102. A copy of the EPC Certificate can be made available upon request.

## VAT

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



