

Entire 3-storey commercial building for lease - Station Road, Ballia

≈6,000 sq ft (3 × 2,000 sq ft), main-road frontage, vacant possession



AT A GLANCE

6,000 sq ft Ground + First + Second, ~2,000 sq ft each

3 floors Whole building, or Ground + First (~4,000 sq ft)

Main road Shutter frontage ~24 ft, depth ~86 ft

Vacant Hero showroom vacated on handover

9–15 yrs With standard escalation

Rent: shared on request, negotiable.

THE PROPERTY

Address	Kasim Bazar, Bahadurpur (Chowk–Station Road), Ballia, U.P. – 277001
Google Plus Code	Q43X+WMW, Ballia (25.7550°N, 84.1490°E)
Floors and area	Ground + First + Second, about 2,000 sq ft each (≈6,000 sq ft in all)
Frontage and depth	Main-road shutter frontage about 24 ft; depth about 86 ft
Structure	RCC frame
Current use	Hero two-wheeler showroom, to be vacated on handover
Offer	Full building, or Ground + First floors (≈4,000 sq ft)
Possession	Vacant possession of all floors offered

THE LOCATION

Kasim Bazar · Chowk–Station Road commercial belt · Central Ballia

- ▶ On Ballia's main Chowk–Station Road retail belt, with steady pedestrian and vehicle footfall.
- ▶ Ballia district has 32.4 lakh people (Census 2011); the town is the market for the whole district.
- ▶ Level main-road access to the shutter frontage.

Map: <https://maps.app.goo.gl/VEETEgvBSRCdv1za8>



Scan the QR with any phone camera to open the exact location.

WHY THIS SUITS A FLAGSHIP STORE

- ▶ On Ballia's main Chowk–Station Road retail belt.
- ▶ District catchment of 32.4 lakh (Census 2011).
- ▶ Whole-building single-tenant control: signage on the full façade, across all 3 floors.
- ▶ Ready RCC structure with open floor plates suited to retail and showroom use (it was an automobile showroom).
- ▶ The owner will cooperate on façade and glazing, staircase or lift feasibility, power load enhancement and signage permissions.

COMMERCIAL TERMS

Expected rent	Shared on request / negotiable.
Structure of rent	Open to fixed rent, minimum guarantee plus revenue share, or a long lease with lock-in.
Tenure	9–15 years, with standard escalation.
Interiors and fit-out	In the tenant's scope.
Handover	Owner delivers bare shell with vacant possession, clear title, and support for licences.

CONTACT

Lessor (owner) **Ajit Kumar Srivastava** +91 75250 99704

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Premises Kasim Bazar (Chowk–Station Road), Ballia, U.P. – 277001 · Plus Code Q43X+WMW

This document is an indicative offer for discussion and does not, by itself, constitute a binding lease.