

### TO LET:

Retail Unit And Office Suite Situated In A Prime Town Centre Location 33-35 HIGH STREET ANTRIM, BT41 4BN



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### CONTACT

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### DESCRIPTION

The B2 listed building comprises separate retail and office accommodation.

The retail element of the property is located on the ground floor, with ancillary accommodation on the lower ground floor.

The subject was last occupied as a fast food takeaway, however, the unit would be suitable for a number of uses (subject to planning). A range of fixtures and appliances remain in the property from the previous use, these can be made available for an incoming tenant, subject to negotiation.

The office element of the building is located over first and second floors and comprises 4 no. private offices, kitchen, WC's and ancillary storage.



## LOCATION

The property is located on the prime pitch within Antrim Town Centre. Antrim has a wider population of over 23,000 and is located approximately 18 miles from Belfast.

The town benefits from strong transport links via the M2 motorway and A26 dual-carriageway to the North, and is also located in close proximity to Belfast International Airport.

The property is predominately surrounded by retail users, including local independent and multiple retailers, and national retailers. Adjacent occupiers include; Winemark, Bank of Ireland, Iceland and Boots.

## ACCOMMODATION

#### 33 High Street

Area	Sq. Ft. Sq. M.
Retail	687   63.88
Storage	670   62.23
Total	1357   126.11

#### 35 High Street

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Area	Sq. Ft. Sq. M.
Office	548   50.90
Kitchen	40   3.72
Ancillary	83   7.72
Total	671   62.34

### EPC's

# **33 HIGH STREET**

33 High Street ANTRIM BT41 4AX	Certificate Reference Number: 0595-9474-0430-9400-4603
building fabric and the heating, ventilation wo benchmarks for this type of building:	of this building. It indicates the energy efficiency of the , cooling and lighting systems. The rating is compared to one appropriate for new buildings and one appropriate for on how to interpret this information on the Department
Energy Performance Asset Rating	
More energy efficient	
<u>A</u> +	
<b>A</b> 0-25	••••••••••••••••••••••••••••••••••••••
<b>B</b> 26-50	
C 51-75	
D 76-100	This is how energy efficient the building is.
E 101-125	
<b>F</b> 126-150	
G Over 150	

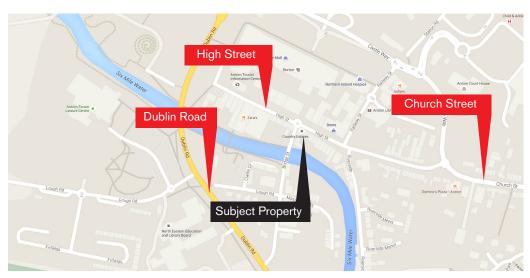
# **35 HIGH STREET**

35 High Street ANTRIM BT41 4AX	Certificate Reference Number: 0990-0836-5879-8497-1002
B141 44A	

This carificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.ept.dfm.is.gov.



# LOCATION MAP



# RATES

We have been advised by Land & Property Services (LPS) of the following:

33 High Street | NAV: £9,600

Commercial rate in the £: £0.56185 Rates payable 2015/2016: **£5,393.76** 

35 High Street | NAV: £4,500

Commercial rate in the £: £0.56185 Rates payable 2015/2016: **£2,528.33** 

# RENT

**33 High Street** - £13,000 P.A. Excl. **35 High Street** - £5,500 P.A. Excl.

# TERM

New leases on Full Repairing and Insuring terms are available

# VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

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