

# Lisney

TO LET:

Retail Unit And Office Suite Situated In A  
Prime Town Centre Location

33-35 HIGH STREET  
ANTRIM, BT41 4BN

01

## 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.



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## 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
<b>Total</b>	<b>1357</b>	<b>126.11</b>

### 35 High Street

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

## EPC's

### 33 HIGH STREET

33 High Street  
ANTRIM  
BT41 4AX

Certificate Reference Number:  
0595-9474-0430-9400-4603

This certificate 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.dfpni.gov.uk](http://www.ept.dfpni.gov.uk).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

98

This is how energy efficient the building is.

### 35 HIGH STREET

35 High Street  
ANTRIM  
BT41 4AX

Certificate Reference Number:  
0990-0836-5879-8497-1002

This certificate 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.dfpni.gov.uk](http://www.ept.dfpni.gov.uk).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

93

This is how energy efficient the building is.

## 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*

## CONTACT

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