

# Lisney

TO LET:

Prime High Street Retail Unit Comprising  
4,014 Sqft With Rear Service Yard

12-14 HIGH STREET,  
CARRICKFERGUS, BT38 7AF

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## CONTACT

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## DESCRIPTION

The subject comprises a three storey mid-terrace building with retail and storage space on the ground floor, and first and second floor storage areas.

The property benefits from its own gated service yard to the rear, the approximate area of which is 0.5 acres.

The property is fitted to include suspended ceilings, fluorescent strip and spot lighting, sprinkler system, painted plastered walls, tiled flooring and metal shop front with electric rollers shutters.



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## LOCATION

*The subject property is located in Carrickfergus which is home to a population of approximately 28,000.*

The town is located approximately 10 miles from Belfast and approximately 13 miles from Larne.

The town benefits from excellent transport links via the recently extended A2/Shore Road dual carriageway which provides access to Belfast and the motorway network, as well as via the Northern Ireland Railway network and Translink Bus Service.

The property is located on the town centre's prime retailing pitch and is surrounded by a mix of retail and office users, including Medicare Pharmacy and Danske Bank.

## ACCOMMODATION

Ground Floor	Sq. Ft.	Sq. M.
Retail	3,219	299.05
Storage	665	61.79
<b>Total</b>	<b>3,884</b>	<b>361</b>

1st Floor	Sq. Ft.	Sq. M.
Storage	719	66.84

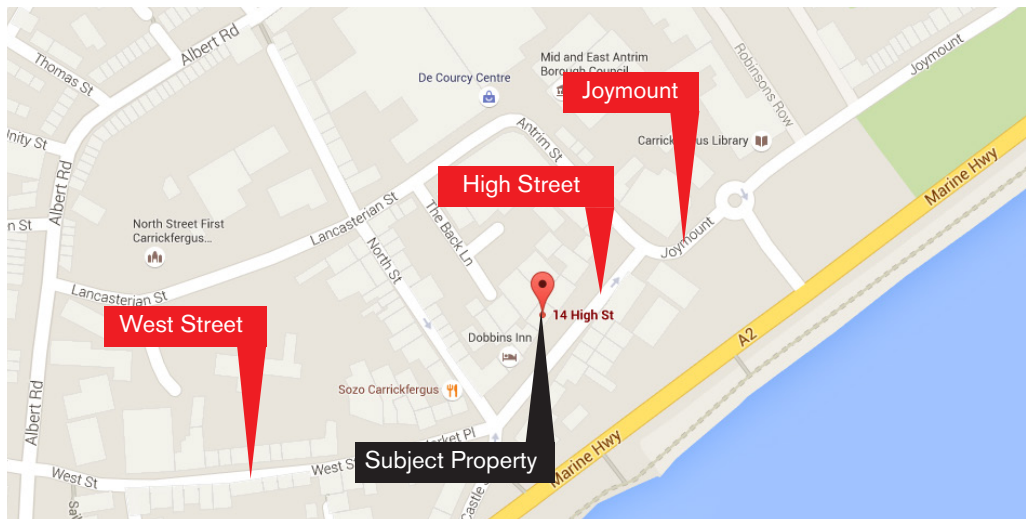
2st Floor	Sq. Ft.	Sq. M.
Storage	782	72.62

Total	Sq. Ft.	Sq. M.
	<b>5,385</b>	<b>500</b>

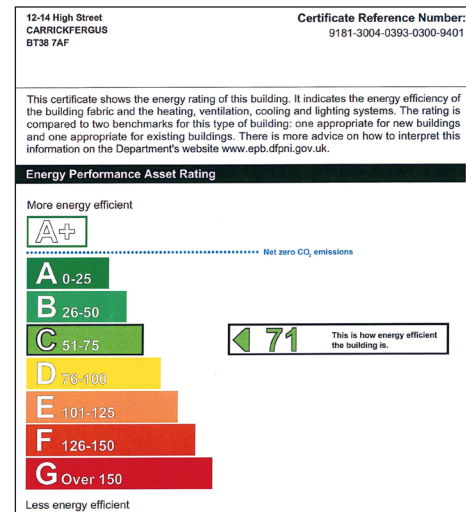
## INTERIOR



## LOCATION MAP



## EPC - C71



## RENT

*Rent: £27,500 per annum excl.*

*Terms: The space will be offered on a Full Repairing and Insuring basis.*

## RATES

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

*NAV: £32,500*

*Commercial rate in the £: £0.603666*

*Rates payable 2016/2017: £19,916*

## VAT

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

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