



FOR SALE/TO LET

19 High Street, Carrickfergus, BT38 7AN

Prominent town centre commercial building.

Lisney

Features

- Town centre commercial building c. 7,728 sq. ft., currently in office use.
- Prominent town centre location
- Significant redevelopment potential, subject to planning
- Uninterrupted sea views over Belfast Lough
- Not VAT registered

Location

The subject property occupies a prominent location on High Street, the prime retail pitch in Carrickfergus.

Carrickfergus is a provincial town in east Antrim located c. 12 miles east of Belfast and c. 12 miles south of Larne.

Connections to the town have improved since the opening of the new A2 dual carriageway in late 2015.

Neighbouring occupiers include Superdrug, The Original Factory Shop and Danske Bank.



© Copyright 2017 Apple Maps - Image for indicative purposes only

Description

The subject property comprises a double fronted, self-contained, three storey building of c. 7,728 sq. ft., currently in office use.

The property is of traditional construction with a pitched and slated roof along with external rendered walls and cornicing. The property also has a relatively modern brick built extension.

Internally, the property comprises a mix of private and open plan office areas along with ancillary staff and storage space.

The space has largely been finished to the following specification;

- Carpeted flooring
- Raised access floors
- Suspended ceilings
- Ceiling mounted fluorescent tube lighting
- Wall mounted storage heaters
- Perimeter trunking
- Doubled glazed windows

The upper floors are capable of sub-division and can be accessed via a separate ground floor entrance on High Street.

The property also enjoys uninterrupted views over Belfast Lough to the south and may be suitable for redevelopment, subject to planning and the necessary statutory consents.



Accommodation

FLOOR	NET INTERNAL AREA (SQ. M.)	NET INTERNAL AREA (SQ. FT.)
Ground	157.74	1,698
First	281.41	3,029
Second	278.79	3,001
TOTAL	717.94	7,728

Planning

We understand that the subject property is located within the Carrickfergus town centre and development Limit, and has been left unzoned as 'White Land' as defined by Belfast Metropolitan Area Plan (BMAP) 2015 (Carrickfergus section).

**All Interested parties are advised to make their own enquiries into the planning potential of the site.*

Rates

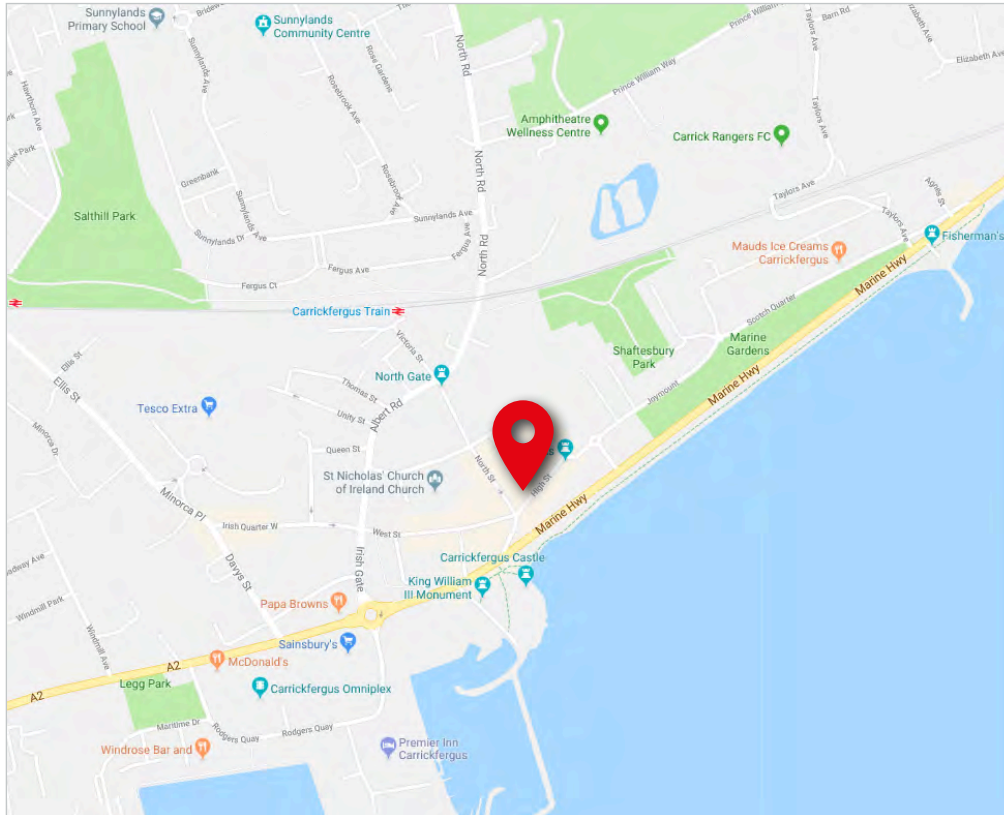
REFERENCE NO.	ADDRESS	DESCRIPTION	NAV
512357	19 High Street, Carrickfergus	Offices (Grd, 1st and 2nd)	£29,000

Rates payable 2017/2018 rate year: £17,845

Title

We have been advised that the property is held on a long leasehold subject to a nominal ground rent.

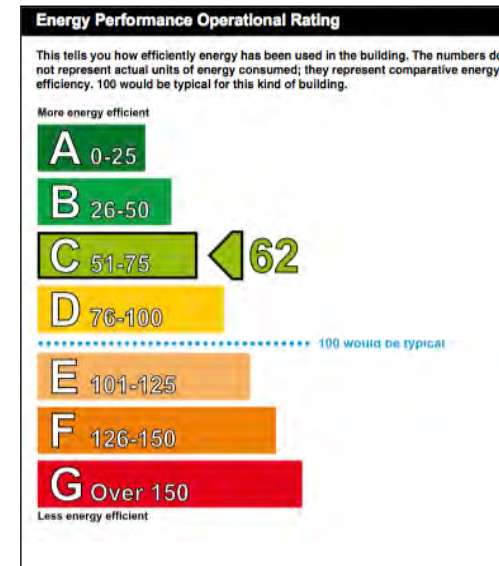




EPC Rating

The property has an Energy Efficiency rating of C62

A full certificate can be made available upon request.



Asking Price

Offers in excess of £275,000 excl. are invited.

Rent

Entirety of the building: £40,000 P.A.
Ground Floor only: On Request
Upper Floors only: On Request

Stamp Duty

Will be the responsibility of the purchaser.

VAT

We have been advised that the building has not been elected for VAT.

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Contact

Lloyd Hannigan or Ross Milne

028 9050 1501

lhannigan@lisney.com

rmilne@lisney.com