



# To Let

Prominent Restaurant/Cafe Unit Approx 2,998 sq ft (278.52 sq m)  
Unit 2, Carrickfergus Leisure Complex, Rodgers Quay, Carrickfergus

**tdk** commercial  
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## LOCATION

Carrickfergus is a town located on the north shore of Belfast Lough approximately 11 miles from Belfast with a population of 39,114 persons (2011 census).

Carrickfergus Leisure Complex is located within Rodgers Quay just off the Marine Highway (A2) close to the town centre.

The subject unit is situated immediately adjacent to the six screen Omniplex cinema.

Nearby occupiers include McDonalds, Springsteens, Josh Macs, Windrose Bar & Restaurant, Sainsburys, Premier Inn and Creed Coffee.

## DESCRIPTION

The premises were formerly used as a café and soft play area and benefit from excellent glazed frontage.

The units are suitable for a variety of leisure uses, including restaurant or coffee shop.

The unit benefits from a large free car park located to the front of the scheme.

## ACCOMMODATION

The property provides the following accommodation:

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|--------|---------------|---------------|
| Unit 2 | c.2,998 sq ft | (278.52 sq m) |
|--------|---------------|---------------|

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## LEASE TERMS

Rent: £37,500 pax (£12.50 psf).

Term: New 10 year effectively FRI lease.

Repairs: Full repairing terms by way of a service charge.  
Current service charge is £1,842 per annum.

Insurance: Tenant to reimburse.

## NAV

We have been advised by Land & Property Services that the NAV for the unit is £25,200.

The rate in the £ for Mid and East Antrim Borough Council 2018/2019 is £0.628724, resulting in rates payable of approx. £15,843.84 pa



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## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC



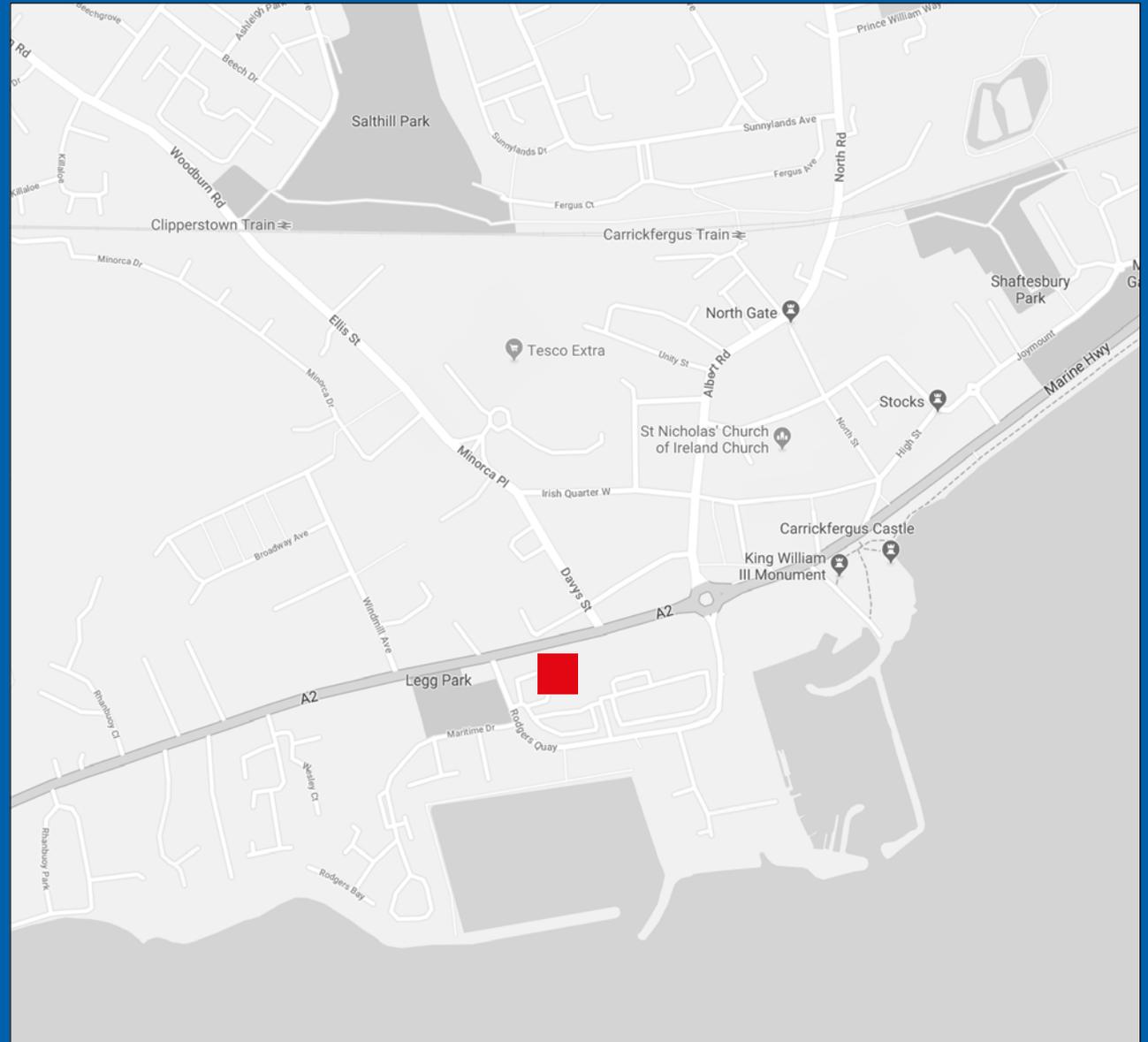
## FURTHER INFORMATION

View strictly by prior appointments with agents.  
For more information or to arrange a viewing please contact:



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