

To Let Retail Unit

Unit 44, Castle Mall, Antrim, BT41 4DN

tdk Property

FRAZER KIDD

To Let Retail Unit

Unit 44, Castle Mall, Antrim, BT41 4DN

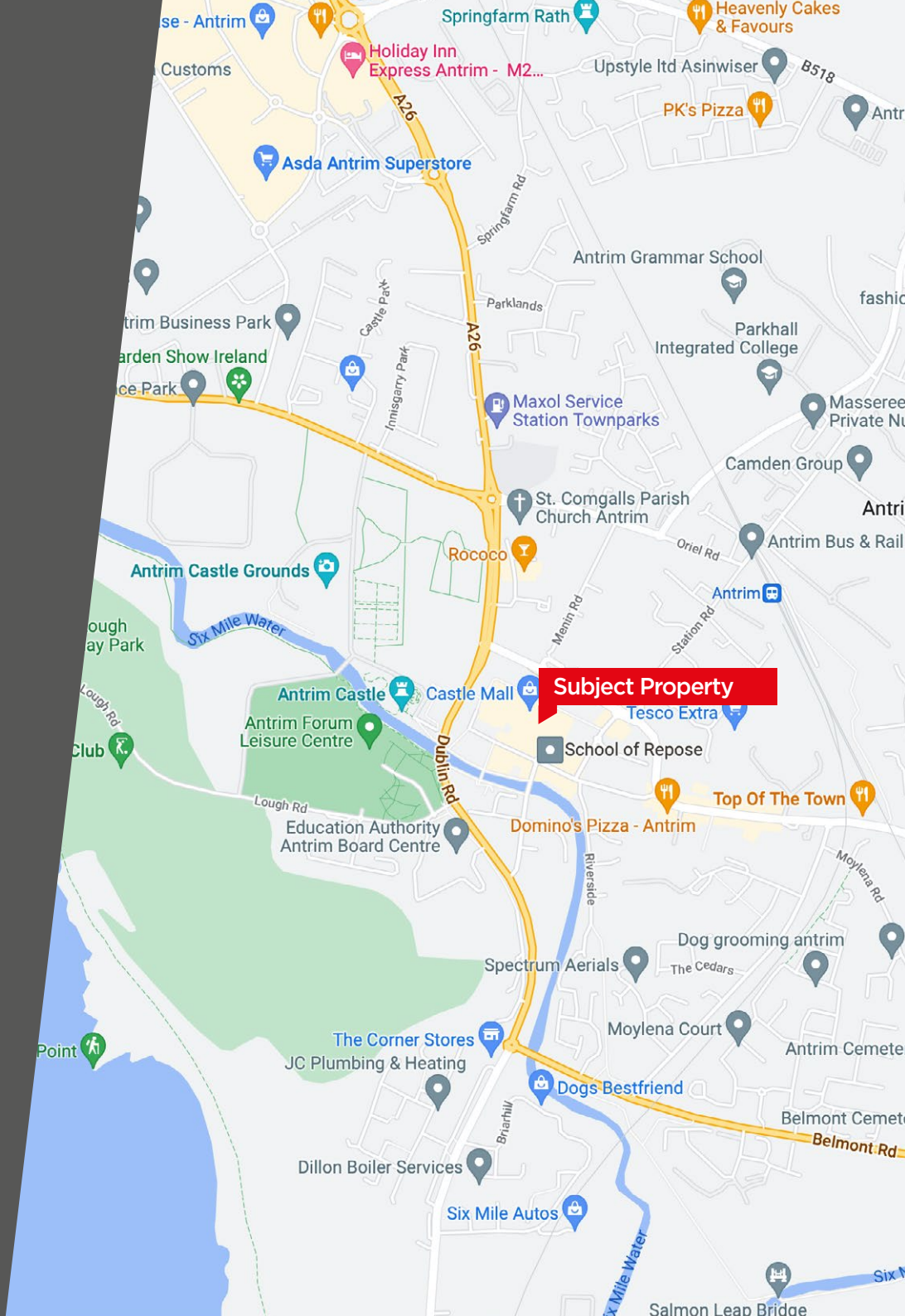
Summary

- Castle Mall is situated within the heart of Antrim town centre benefitting from c. 400 car park spaces.
- The premises will be fitted out ready for immediate occupation.
- Other occupiers within Castle Mall include Lynas, Holland & Barrett, Card Factory, Specsavers, Superdrug, Gordon's Chemist, New Look, Pound Stretcher, and HugAMug Café.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

Location

Antrim is located in the North-East of Northern Ireland approximately 19 miles from Belfast. The town has a resident population of c. 141,000 people and is strategically located on the edge of the M2 motorway and the main Belfast to Londonderry rail line, providing convenient access throughout the province. Castle Mall is located in Antrim town centre, accessed from both High Street and Castle Way. The shopping centre is situated opposite the popular Antrim Castle Gardens which boasts approximately 450,000 visitors annually.





To Let Retail Unit

Unit 44, Castle Mall, Antrim, BT41 4DN

Description

The subject property will be fully fitted with shopfront floor, roller shutter, air conditioning, electrics, suspended ceiling, and lighting ready for occupation.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Sq. M	Sq. Ft
Ground Floor	180.24	1,940

Rates

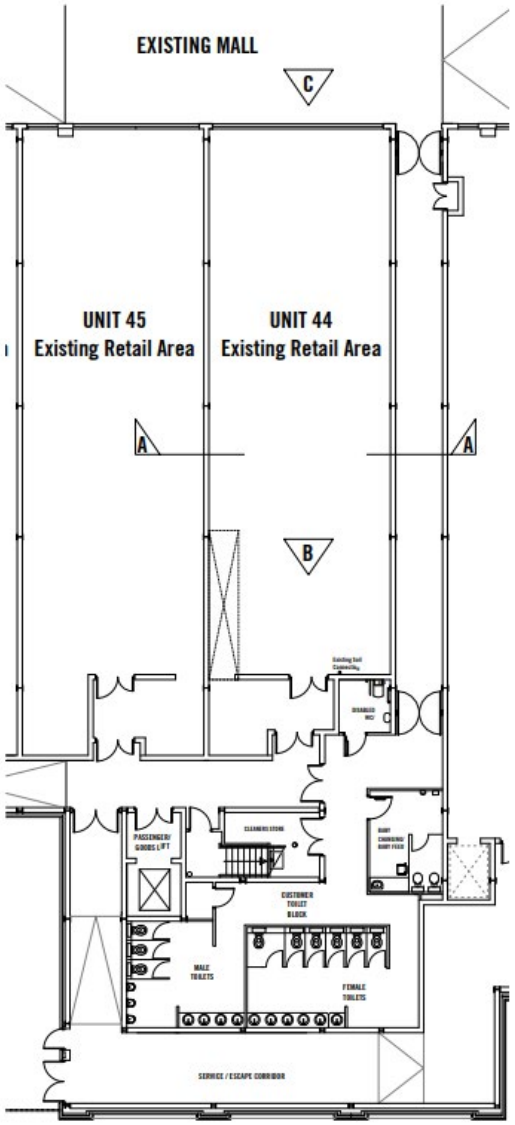
NAV: £7,600

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £4,296.50 per annum

Please note, this property should be eligible for a 25% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).





Exisiting Floor Plan

Not To Scale. For indicative purposes only.

To Let Retail Unit

Unit 44, Castle Mall, Antrim, BT41 4DN

Lease

Length of lease by negotiation.

Rent

Price On Application.

Repair

Tenant responsible for interior repairs to include shopfront and roller shutter.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the shopping centre, estimated to be £10,715 per annum.

Trader Fees

Tenant to be responsible for payment of trader feed in respect of the marketing of the shopping centre, estimated to be £1,159 per annum.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd
028 9023 3111
mail@frazerkidd.co.uk





To Let Retail Unit

Unit 44, Castle Mall, Antrim, BT41 4DN



tdk Property

FRAZER KIDD

For further information please contact joint agents:

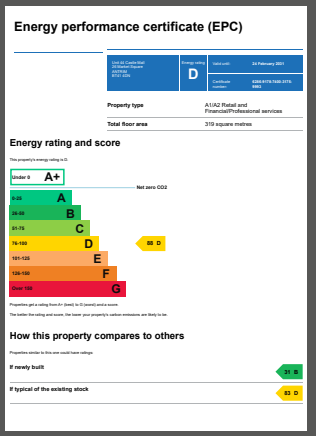
Mark Thallon
07802 520008
mark.thallon@tdkproperty.com

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Myles Elliott
07526 566679
myles.elliott@tdkproperty.com

Beth Brady
07775 924283
bbrady@frazerkidd.co.uk

EPC



Energy performance certificate (EPC)

Energy rating: D

Valid until: 24 February 2031

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 319 square metres

Energy rating and score

This property's energy rating is D.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G

Net zero CO2

68 D

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 21 B

If typical of the existing stock: 83 D

Disclaimer
TDK Property Consultants LLP and Frazer Kidd Property Limited for themselves and for the vendors of this property whose agents they are, give notice that (I) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (Iii) No person in employment of TDK Property Consultants LLP and Frazer Kidd Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – http://www.legislation.gov.uk/uksi/2017/692/made. In accordance with legislation, 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 Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.