

To Let Retail Premises

Unit 31/32 Castle Mall, Antrim, BT41 4DN

tdk Property

FRAZER KIDD

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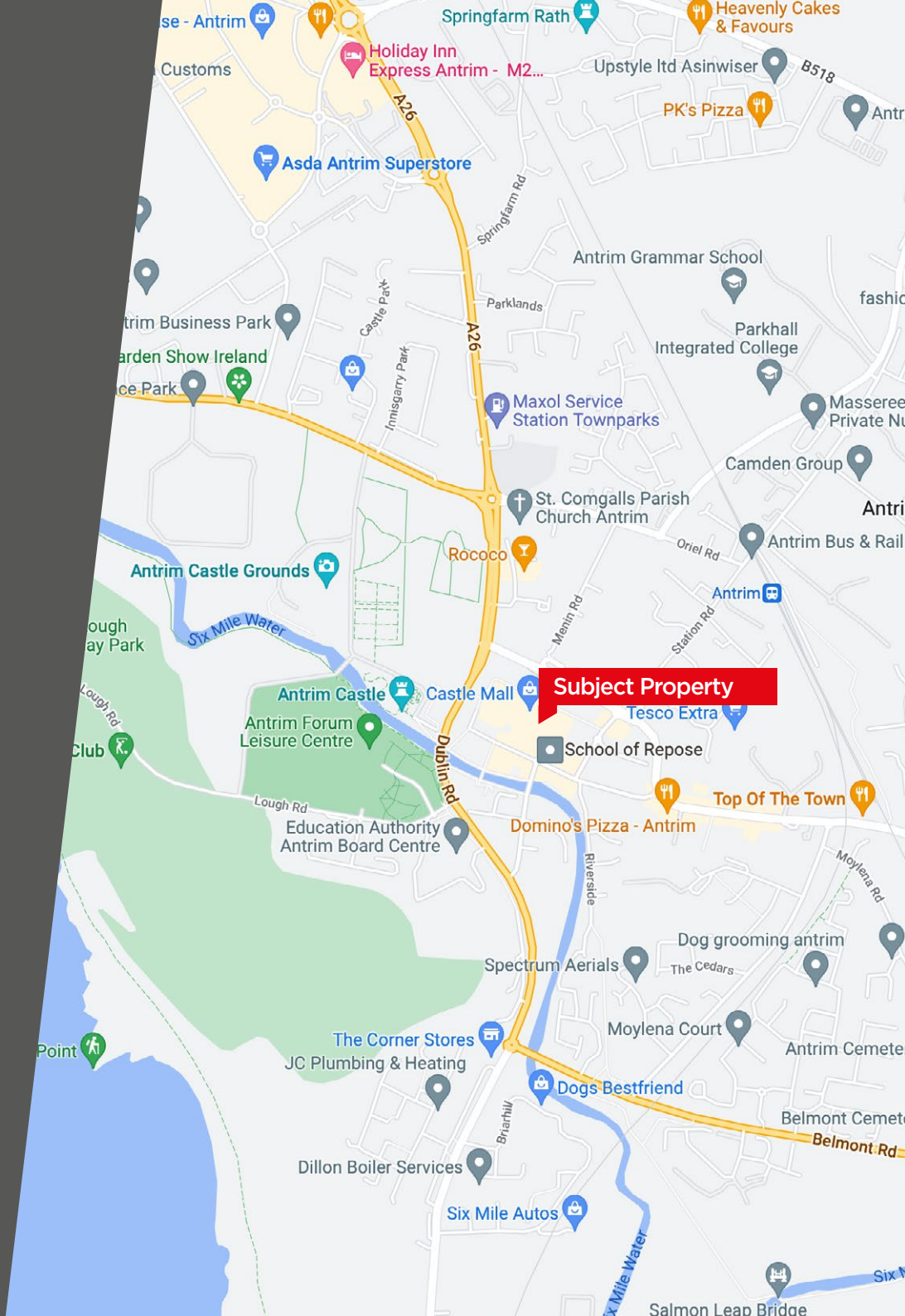
Summary

- Castle Mall is situated within the heart of Antrim town centre benefitting from c. 400 free car parking spaces.
- The premises are 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.





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Description

The subject property is a well-presented retail unit situated within a prominent position inside Castle Mall shopping centre. This high-visibility space is ideally suited to a range of retail uses. The unit is fully fitted with shopfront, 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	221	2,378

Rates

NAV: £8,850
Non-Domestic Rate in £ (25/26): 0.587690
Rates Payable: £5,201.06 per annum

Please note, this property should be eligible for a 20% 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).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £11,000 per annum.

Repair

Tenant responsible for interior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees.

VAT

All figures quoted are exclusive of VAT, which is payable.

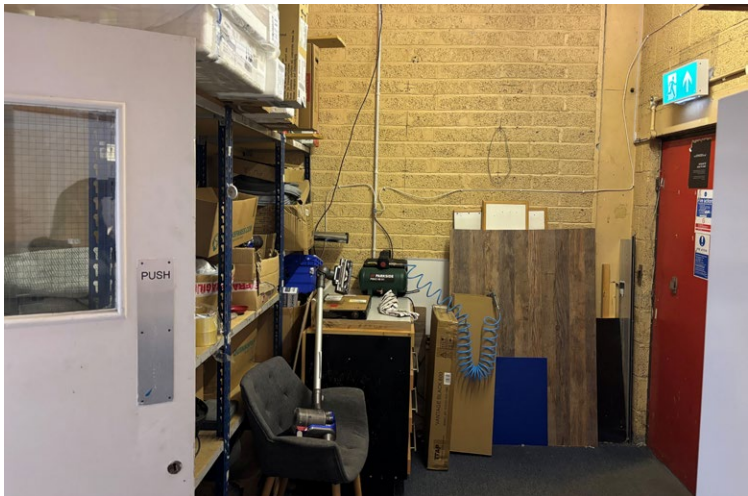
Viewing

Strictly by appointment with the sole letting agents:

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







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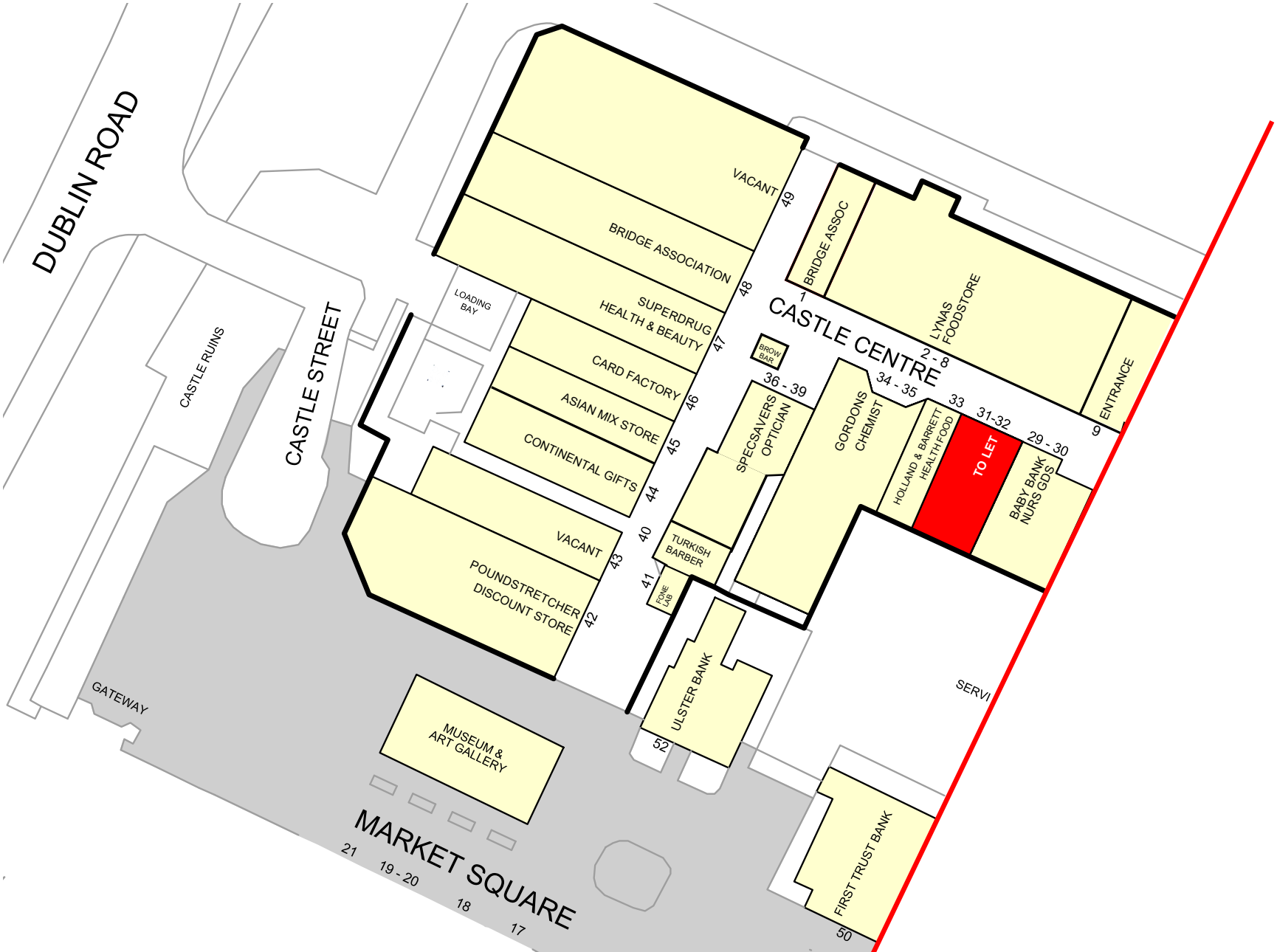

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For further information please contact joint agents:

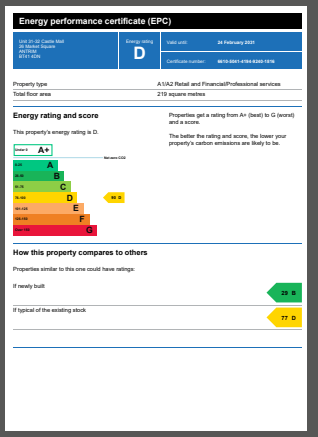
Mark Thallon
07802 520008
mark.thallon@tdkproperty.com

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)

Unit 21-32 Castle Mall
26 Market Square
ANTRIM
BT41 4DN

Energy rating: D

Valid until: 24 February 2031

Certificate number: 8610-5061-4184-8240-1616

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	219 square metres

Energy rating and score

This property's energy rating is 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.

Score	Rating
0-20	A+
21-38	A
39-54	B
55-76	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net-zero CO2

88 D

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 29 B

If typical of the existing stock: 77 D

Disclaimer

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