Castle Mall
SHOPPING



To Let Retail Premises

Unit 43 Castle Mall, Antrim, BT41 4DN

tdk Property

FRAZER KIDD

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Summary

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

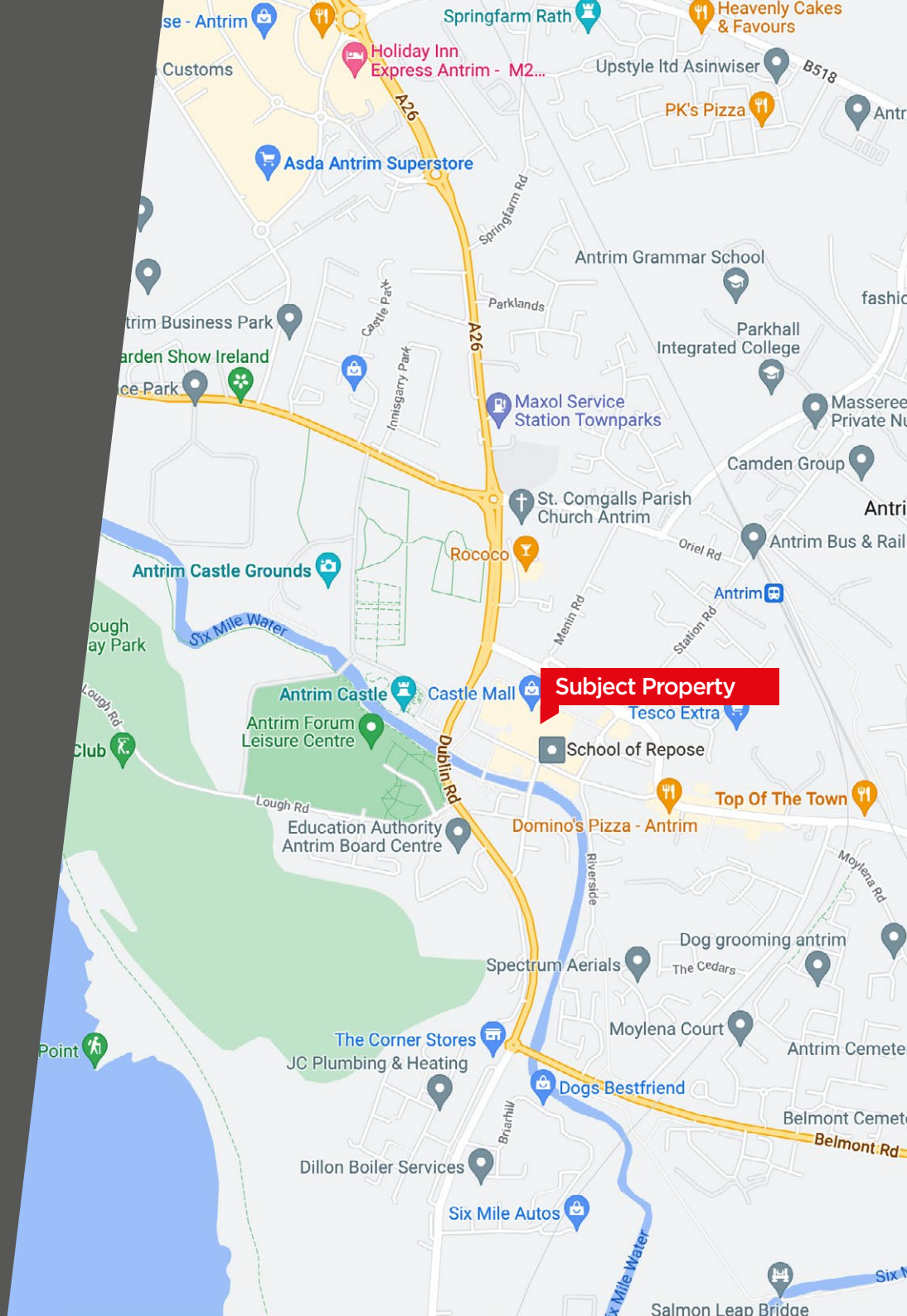
Location

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.

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.





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Accommodation

The approximate Gross Internal Area of the property is as follows:

Description	Sq. FT	Sq. M
Ground Floor	2,259	209.87
First Floor	2,441	226.77
Total	**4,700**	**436.64**

Rates

NAV: £8,850.00
Non-Domestic Rate in £ (25/26): 0.587690
Rates Payable: £5,201.06 per anumn

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 £20,000 per annum.

Repair & Insurance

Tenant responsible for interior repairs to the property and repayment of the landlord's building insurance premium.

Service Charge

Tenant responsible for payment of a service charge towards the upkeep, maintenance, and management of the Shopping Mall.

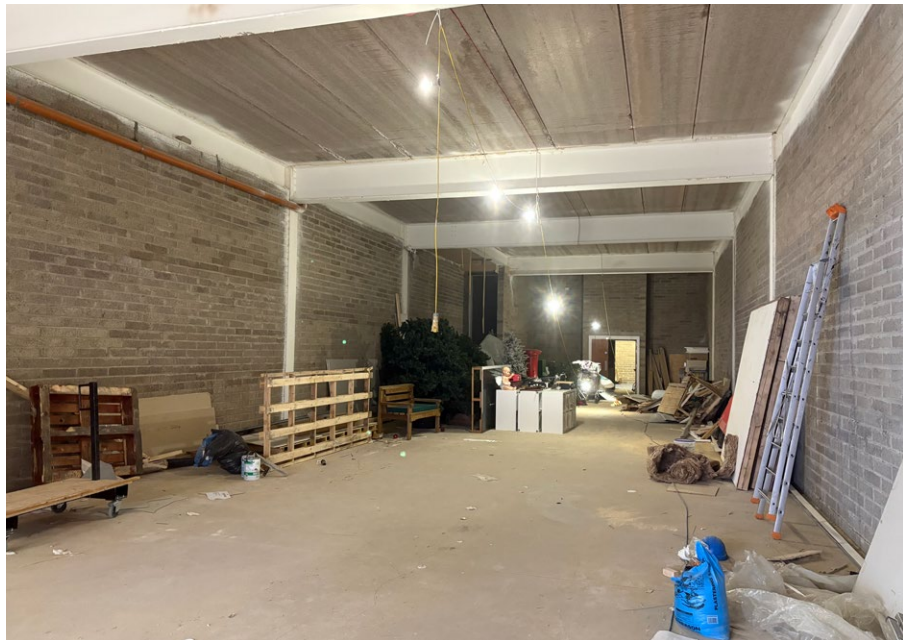
VAT

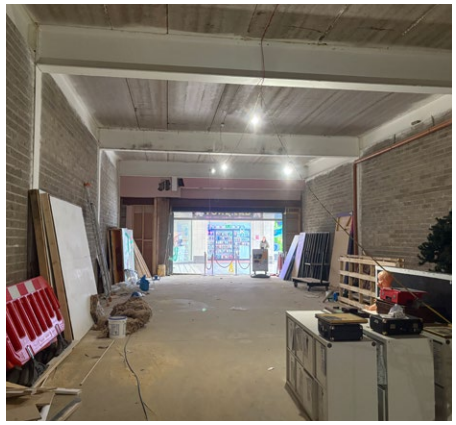
All figures quoted are exclusive of VAT, which is payable.

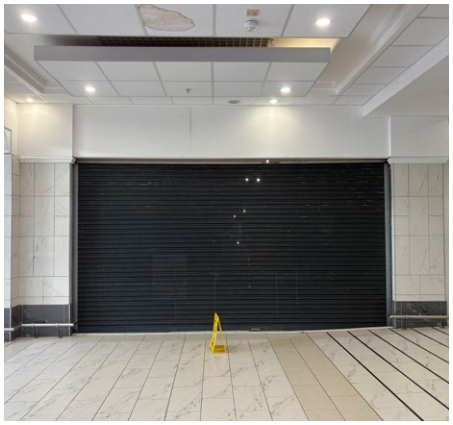
Viewing

Strictly by appointment with the sole letting agents:

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







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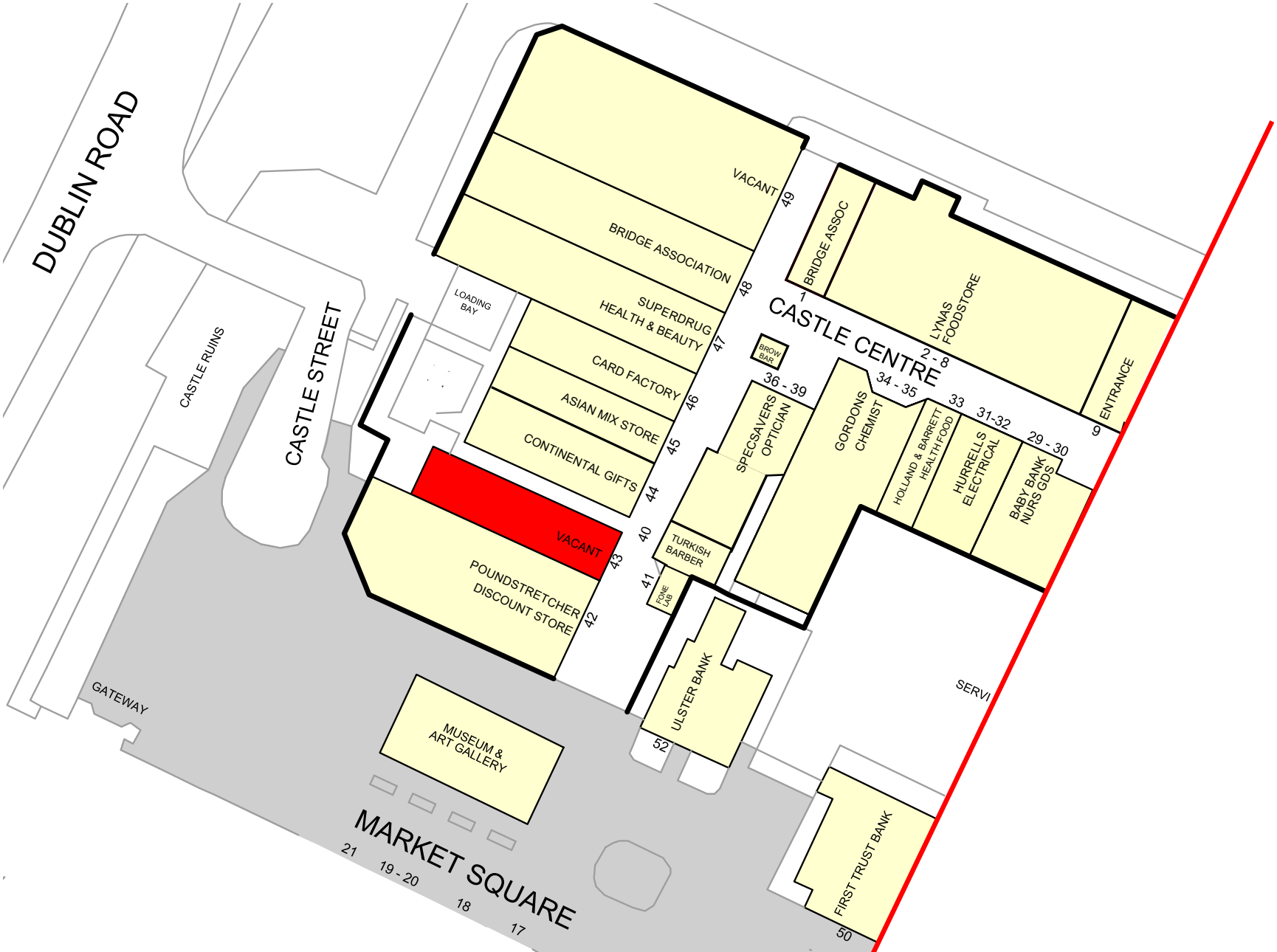

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For further information please contact joint agents:

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07775 924283
bbrady@frazerkidd.co.uk

EPC



Energy performance certificate (EPC)

Unit 43 Castle Mall 26 Market Square ANTRIM BT41 4DN	Energy rating D	Valid until:	24 February 2021
		Certificate number:	8027-1962-6863-2713-8018

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	477 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 33 B

If typical of the existing stock 88 D

Disclaimer
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