Castle Mall
SHOPPING



Computer Generated Image of subdivided units (Subject to Planning)

To Let Retail Premises

with direct frontage onto free c. 450 Space Car Park

Unit 49 Castle Mall, Antrim, BT41 4DN

tdk Property

FRAZER KIDD

To Let Retail Premises

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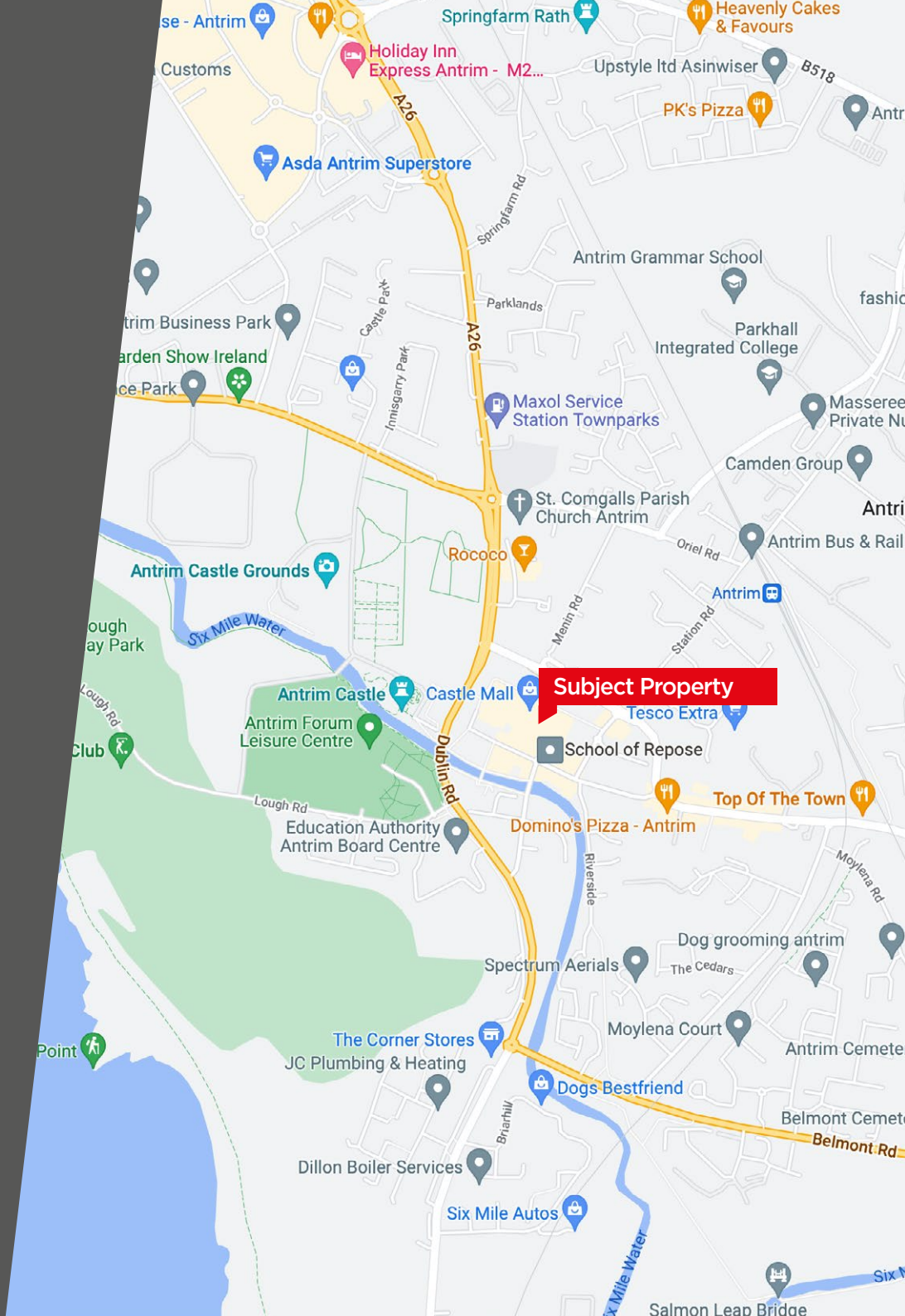
Summary

- C. 450 Free car park spaces.
- The premises are fitted out ready for immediate occupation.
- Potential Restaurant Opportunity with direct access to the carpark (subject to planning).
- Other occupiers within Castle Mall include Lynas, Holland & Barrett, Card Factory, Specsavers, Superdrug, Gordon's Chemist, 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.

The unit can be reconfigured and sub-divided to create smaller units if required with direct access onto the car park.

Accommodation

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

Description	Sq. M	Sq. Ft
Retail Space	763.66	8,220
Total Approximate Gross Internal Area:	**763.66**	**8,220**

Rates

NAV: £18,500.00

Non-Domestic Rate in £ (25/26): 0.587690

Rates Payable: £10,872.27 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

On application.

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:

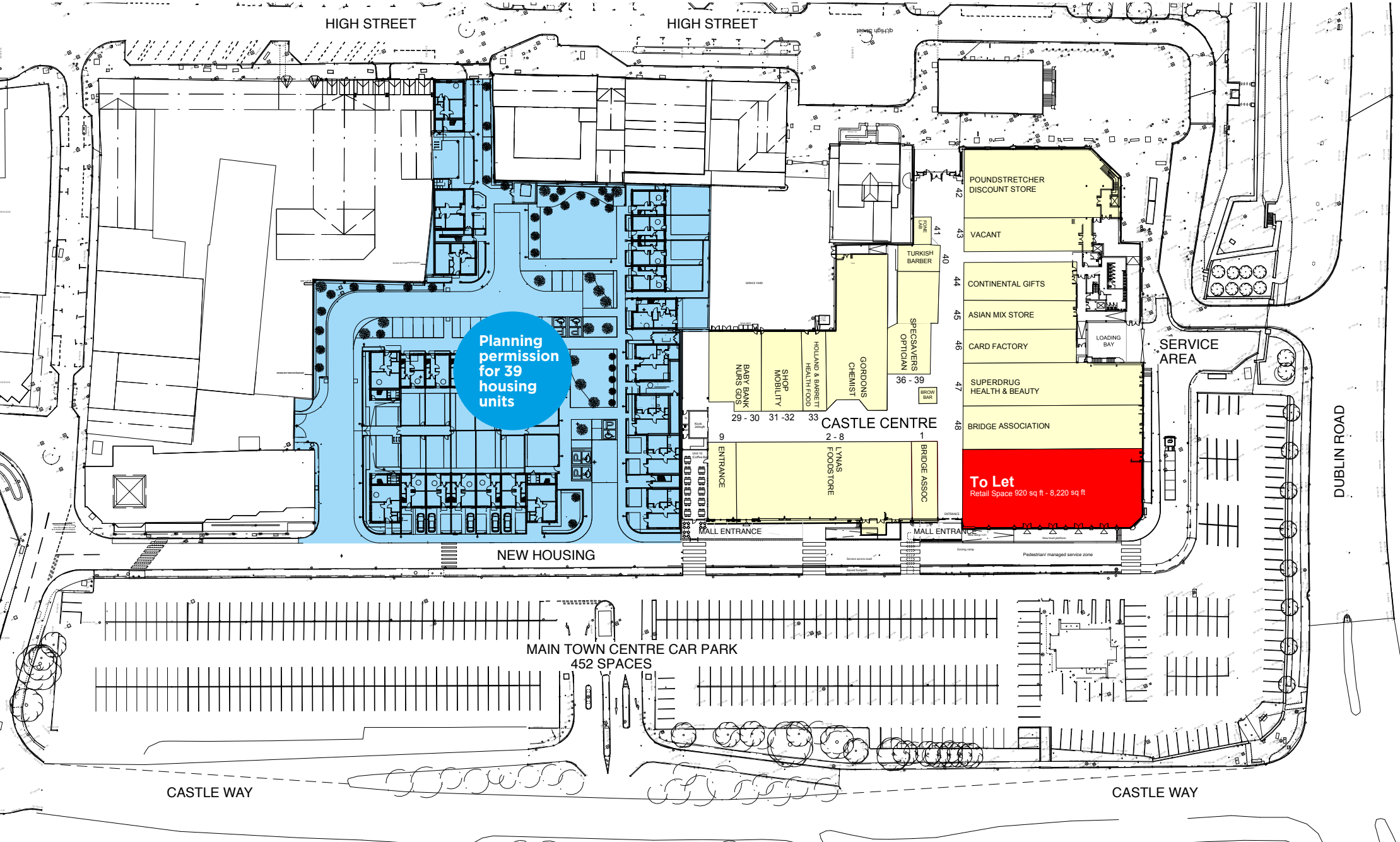
Frazer Kidd
028 9023 3111
mail@frazerkidd.co.uk







Masterplan for Castle Mall



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For further information please contact joint agents:

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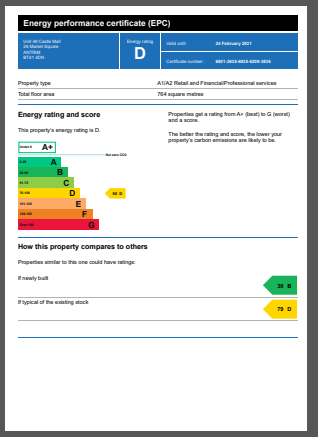
EPC



Energy performance certificate (EPC)

Unit 6B Castle Mall
24 Market Square
ANTRIM
BT41 4DN

Energy rating: D

Valid until: 24 February 2031

Certificate number: 6601-2623-6023-6209-3026

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	764 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.

Under 0	A+
0-20	A
20-40	B
40-70	C
70-100	D
100-125	E
125-150	F
Over 150	G

Not zero CO2

68 D

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 30 B

If typical of the existing stock: 79 D

Disclaimer

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