



# To Let Former Café suitable for a variety of uses

Unit 40, Castle Mall, Antrim, BT41 4DN

  
**FRAZER  
KIDD**

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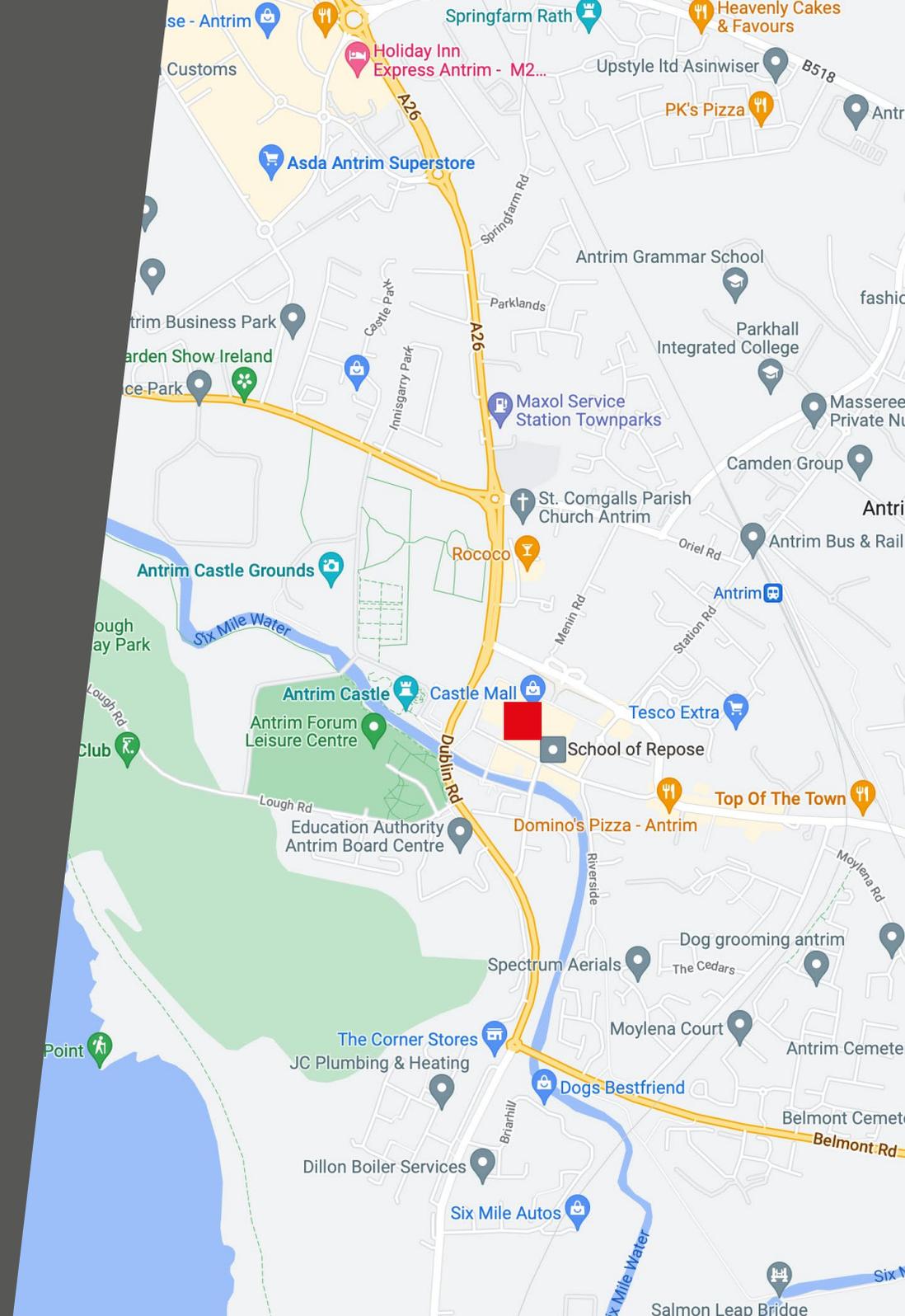
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## Summary

- Situated within the heart of Antrim town centre benefitting from c.400 free car park spaces.
- The premises is fitted to a good standard and ready for immediate occupation.
- Café comprises of approximately 608 sq ft with additional mall seating.
- Lynas are currently fitting out a new 8,000 sq ft Food Outlet and Holland & Barrett and Card Factory have recently opened new stores.
- Suitable for a variety of commercial uses, subject to any 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

Castle Mall comprises of c. 96,000 sq ft of modern retail accommodation and benefits from c. 400 free car parking spaces situated in the heart of the town centre. The shopping centre was recently acquired by new owners and since then, a newly configured 8,000 sq ft supermarket has been let to Lynas Foods. Specsavers has recently undergone a significant expansion that has seen the store in Castle Mall double in size, following a £400,000 investment as the store marked its 10th anniversary in the shopping centre. Holland & Barrett officially opened their newly developed 1,200 sq ft store in May 2022, showing long term commitment to the centre and Antrim. Card Factory recently upgraded to a new 3,215 sq ft store which opened in January, the new store signals significant investment by Card Factory into the centre.

## Accommodation

We calculate the approximate Net Internal Area to be 608 Sq Ft.

## Lease

Length of lease by negotiation.

## Rates

NAV: £3,700

Non-Domestic Rate in £ (23/24): 0.541079

Rates Payable: £2,001.99 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).

## Rent

Inviting offers in the region of £8,000 + VAT per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## 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. The service charge is estimated to be c. £4,398 per annum.

## Building Insurance

Tenant to repay a proportion of the landlords building insurance premium.

## 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





# FRAZER KIDD

For further information please contact:

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