



To Let Retail Premises

1 North Street, Carrickfergus, BT38 7AQ


**FRAZER
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Summary

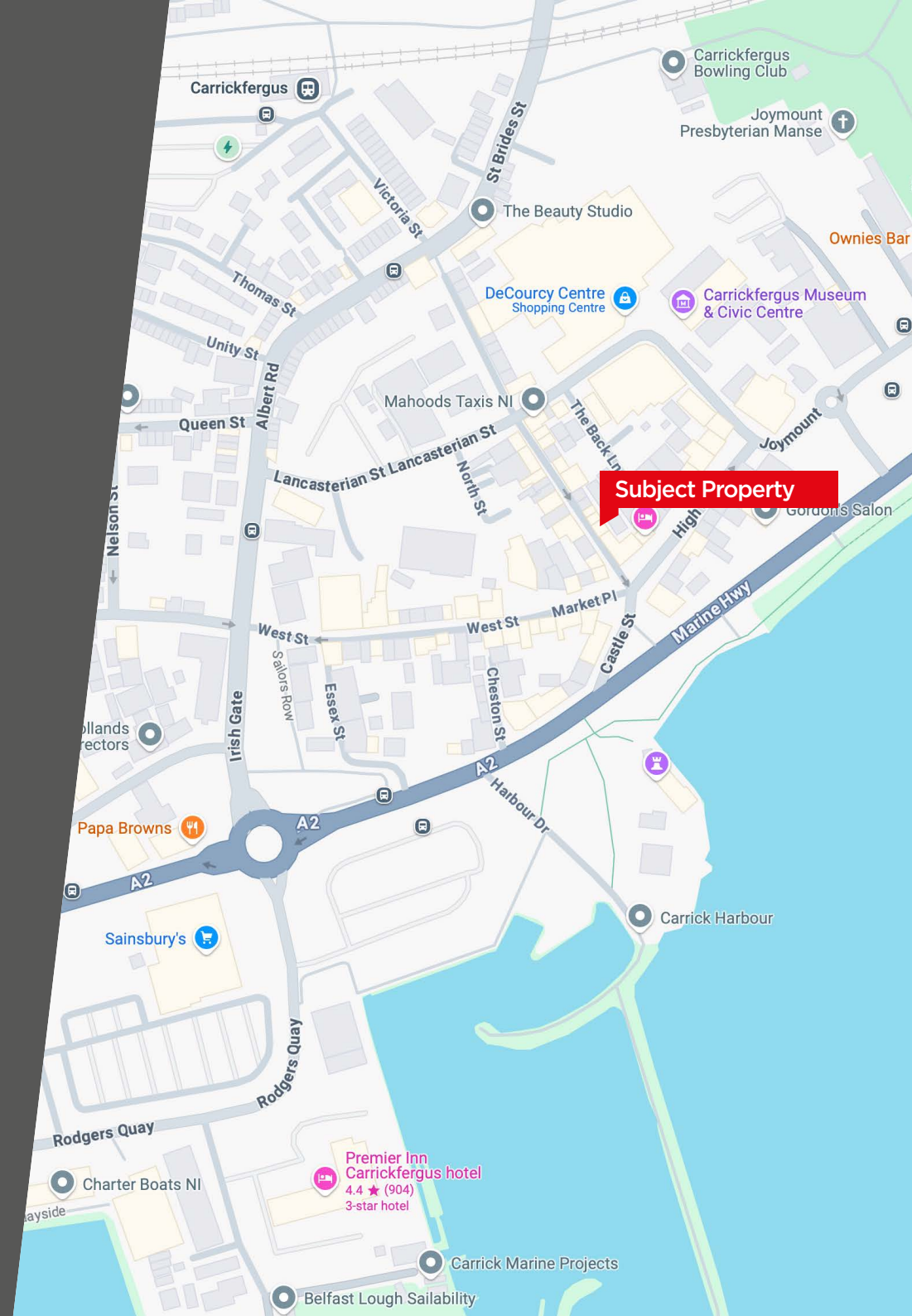
- Prominent commercial premises fronting onto North Street, Carrickfergus.
- Spacious retail shop with roller shutter access.
- The premises is finished to a good standard extending to c.1,228 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject property occupies a prominent location on the North Street, Carrickfergus. This property is close to a vast array of independent retailers and is situated nearby to the public car park off Lancasterian Street.

Description

The subject property comprises of an open plan sales area on the ground floor, a sales area on the first floor with storage, a kitchenette and W/C. The property is finished to a good standard to include plastered and painted walls, carpeted flooring with fluorescent strip lighting.



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Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales area	55.69	600
First Floor	Sales area	33.71	363
	Store	24.56	265
	W/C		
Total Approximate Net Internal Area		113.96	1,228

Lease

Length of lease by negotiation

Rates

NAV: £6,450

Non-Domestic Rate in £ (24/25): 0.672415

Rates Payable: £4,337.08 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).

Rent

Inviting offers in the region of £6,000 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 and repayment of building insurance.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

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

