



# To Let High Quality Second Floor Accommodation

2nd Floor 28 Scotch Quarter, Carrickfergus BT38 7DP

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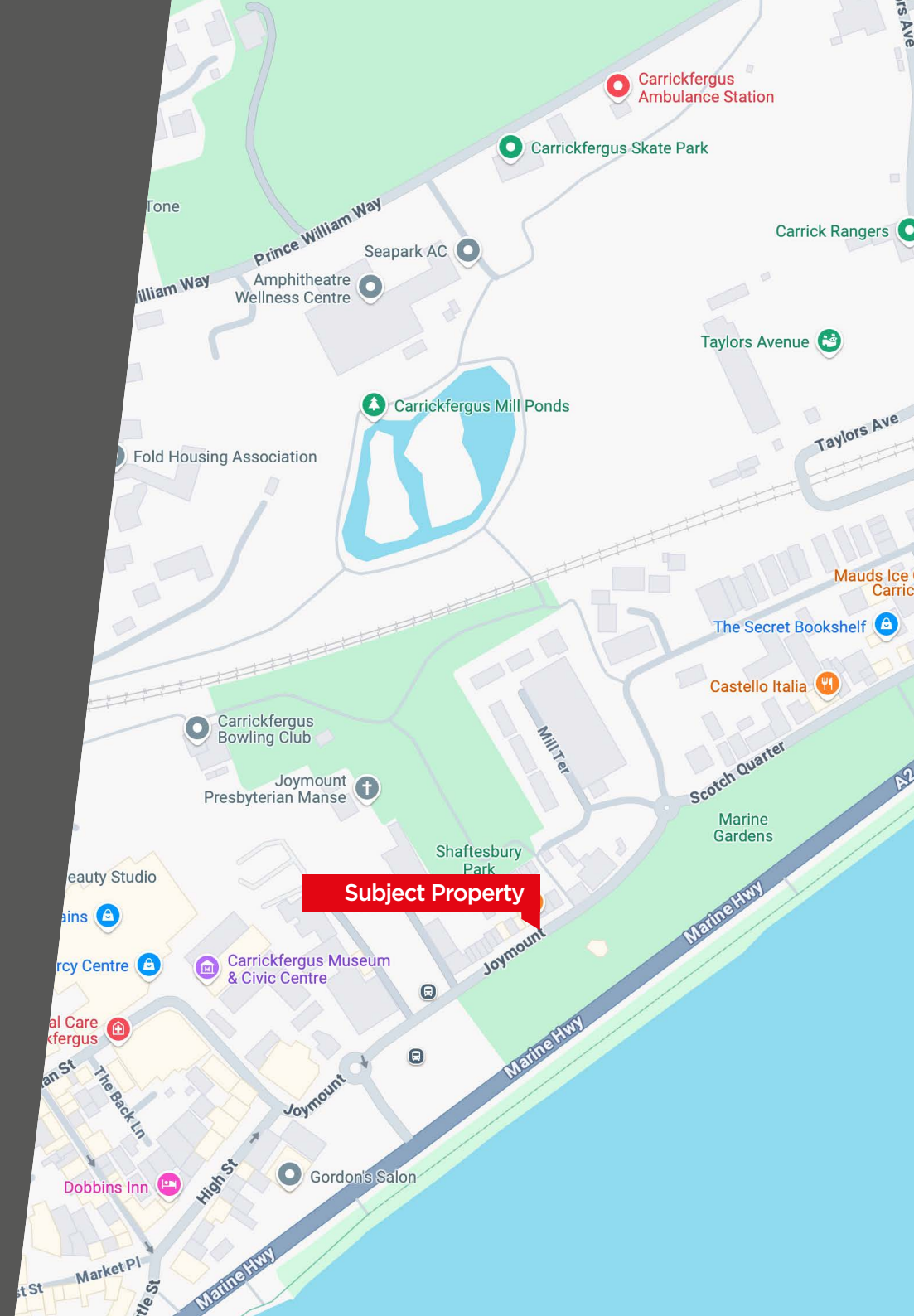
## Summary

- Excellent location situated in Carrickfergus.
- High quality second floor function room extending to c.1,519 Sq ft.
- Glazed frontage enjoying panoramic views over Belfast Lough.
- Accessible W/Cs and Lift Access to the 2nd floor.
- Suitable for a range of uses including Office and Health & Wellness.

## Location

Carrickfergus is a large and historic provincial town in County Antrim, it sits on the north shore of Belfast Lough approx. 10 miles from Belfast City Centre. The town has a population of c.30,000 and is one of Belfast's principal commuter locations which enjoy seaside frontage and an excellent road network with easy access to the A2, M5 and M2 Motorways, as well as regular rail and bus services to Belfast City Centre and beyond.

The subject opportunity is located on Scotch Quarter, enjoying panoramic views over Belfast Lough and play park – offering a natural draw for families and visitors. The immediate area comprises a mixture of residential and commercial premises situated within proximity of the historic Carrickfergus Castle and Marina.



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## Description

The property features a spacious and versatile function room area, presenting an excellent opportunity for a range of potential uses including, Office, Health and Wellness (Pilates/yoga) conversion into a dedicated yoga or Pilates studio. The interior is enhanced with timber flooring, LED spotlighting and well fitted bathrooms with tiled flooring.

The room includes sliding partition doors, providing flexibility to divide the space as needed for classes or private sessions. Additional amenities include a modern air conditioning system for climate control, lift access for easy accessibility, and well-maintained disabled and unisex W/C facilities, ensuring comfort and convenience for all users. This adaptable space offers both style and practicality in a well-appointed setting.

## Accommodation

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

Description	Sq. M	Sq. Ft
2nd Floor studio space	141.12	1,519
Disabled W/Cs		
Unisex W/C s		
<b>Total Approximate Net Internal Area:</b>	<b>141.12</b>	<b>1,519</b>



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## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £15,000 per annum.

## Rates

NAV: £8,232.00

Non-Domestic Rate in £ (25/26): 0.696348

Rates Payable: £5,732.34

\*The Second Floor is currently rated as part of the whole building. The above rating details are provided as an estimate relating to the Second Floor, for marketing purposes only. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)

## 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 form's part, to include 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







For further information please contact:

**Brian Kidd**

07885 739063

bkidd@frazerkidd.co.uk

**Beth Brady**

07775 924283

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EPC

