



To Let Retail Premises
(Potential split available with direct access to car park)
Unit 49 Castle Mall, Antrim, BT41 4DN

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**FRAZER
KIDD**

To Let Retail Premises

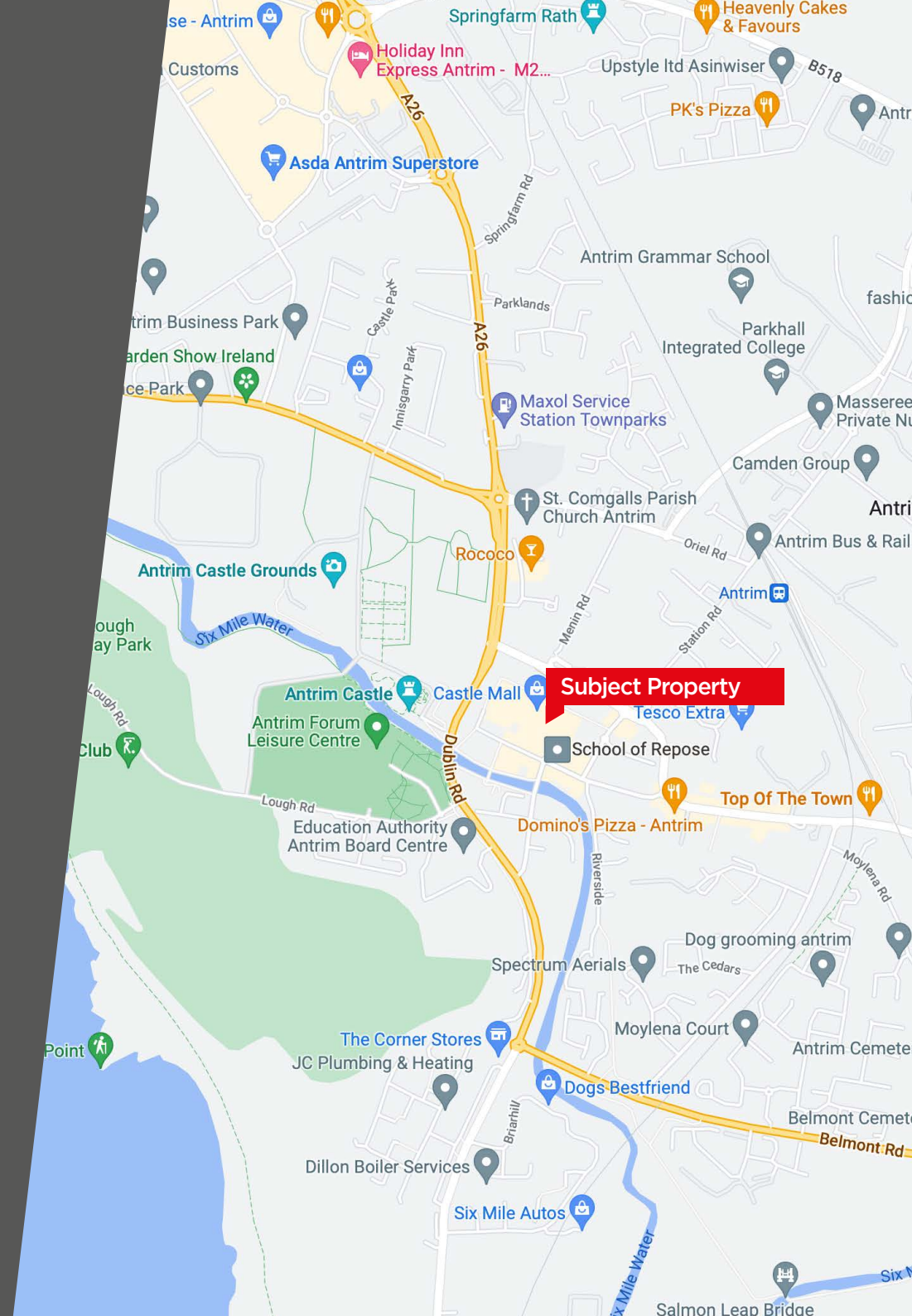
Unit 49 Castle Mall, Antrim, BT41 4DN

Summary

- Castle Mall is situated within the heart of Antrim town centre benefitting from c. 400 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

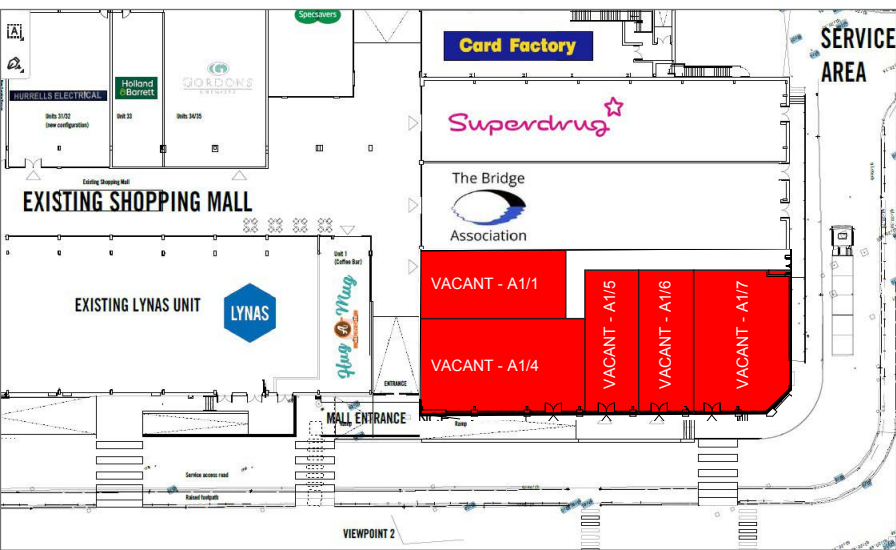
The approximate Gross Internal Area of the property is as follows:

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

If unit is to be split, then the approximate Gross Internal Areas would be:

Description	Sq. M	Sq. Ft
Unit A1/1	109.16	1,175
Unit A1/4	183.95	1,980
Unit A1/5	85.47	920
Unit A1/6	85.00	915
Unit A1/7	173.72	1,870

Potential Split of Unit



Not To Scale For Indicative purposes only.

Proposed Unit Frontage



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Rates

NAV: £18,500.00

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

Rates Payable: £10,872.27 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).

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





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
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