



## **To Let** Excellent Retail Accommodation

Castle Mall Shopping Centre, Antrim, BT41 4DN

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**FRAZER  
KIDD**

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## Summary

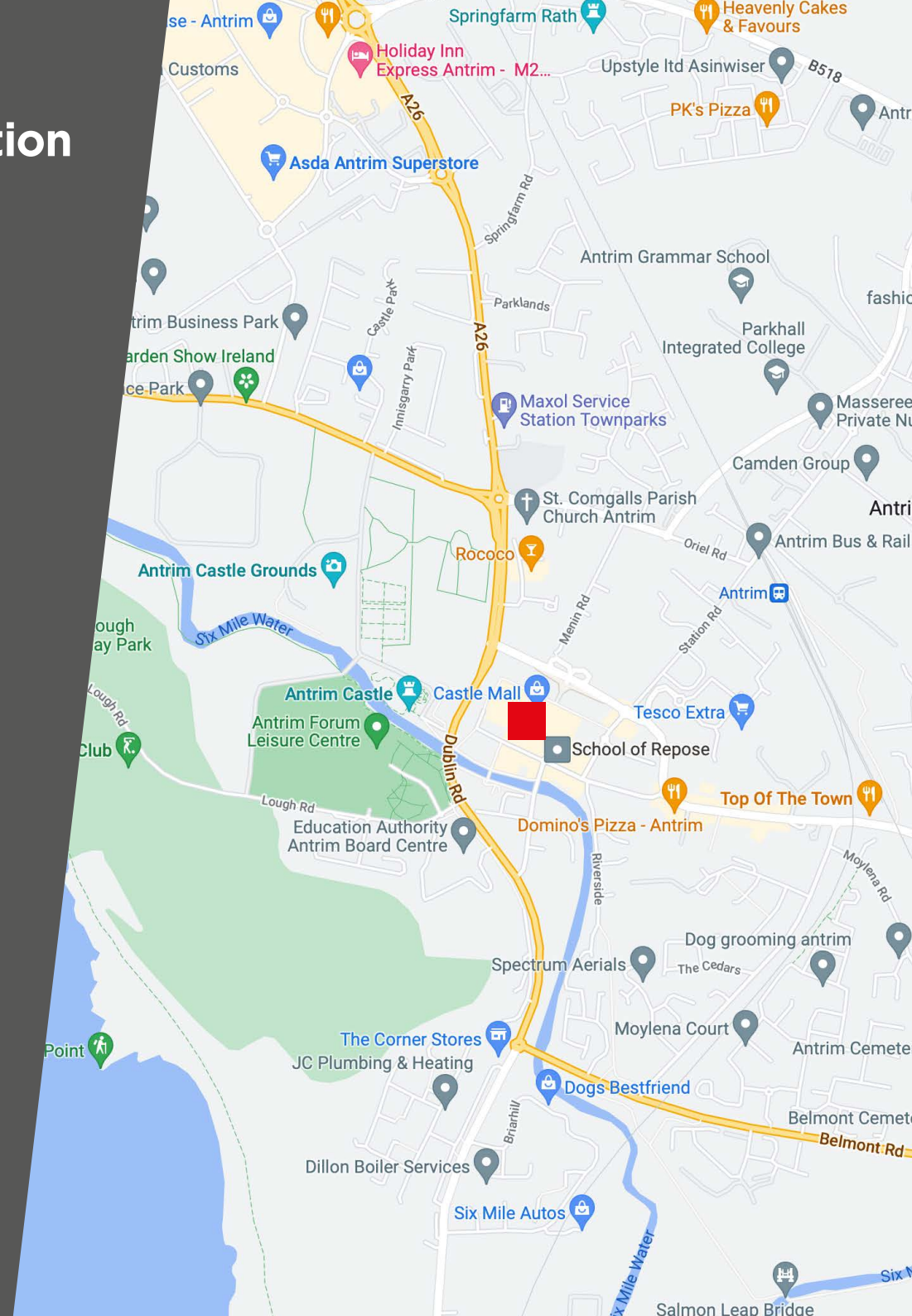
- Superb accessibility located within Antrim town centre
- Over 400 free car parking spaces
- Fully fitted units available immediately on flexible terms
- Established retailers in the scheme include New Look, Lynas, Specsavers, Superdrug, Poundstretcher and Holland & Barrett.

## 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 and can be accessed from both High Street and Castle Way.

## Description

The Shopping Centre is situated in a highly visible and accessible location just off Castle Way, a busy thoroughfare which provides access to Tesco, Antrim Primary School and Antrim Police Station. Castle Mall comprises of c. 96,000 sq ft of modern retail accommodation and benefits from c. 400 free car parking spaces. Retailers within the scheme include New Look, Lynas, Specsavers, Superdrug, Poundstretcher and Holland & Barrett



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## Accommodation

A range of units are available up to 4,500 sq ft.

Unit	Size	Rates	Non-Domestic Rate in £ (23/24)	Rates Payable	Service Charge
Unit 43	4,700	£10,600	0.541079	£5,735.44	£12,600
Unit 44	3,009	£9,150	0.541079	£4,122.20	£10,876
Unit 45	3,093	£8,150	0.541079	£4,085.15	£9,687

Please note, these properties may 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

Rent on Application.

## Lease

Length of lease by negotiation.

## 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, to include building insurance and 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



Holland & Barrett

**Card Factory**

**£pound  
stretcher**  
every penny counts...

**Specsavers**

**LYNAS**

**NEW  
LOOK**

**GORDONS**  
CHEMISTS



# FRAZER KIDD

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