

- TO RENT
- FARM SHOP & BUTCHER'S

**38 Oldstone Hill, Antrim, BT41 4SB**



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*This is an incredibly rare opportunity to rent a long established Farm Shop & Butchers which has traded for the last 50 years as "Marquess Meats" and occupies a purpose built unit with substantial customer parking in a rural location on the outskirts of Antrim town. Having served the community for over 50 years and built up a substantial clientele, the current tenants have decided to re-locate and the original owner and landlord is offering the building together with much of the associated equipment to include retail counters, chilled display cabinets and shelving required for the shop together with a range of stainless steel preparation tables, bone saw, multiple sinks and walk-in cold storage fridge necessary for meat preparation relating to the butchers.*

*Shop Area C. 482 Sq. Ft.  
Prep Area C. 655 Sq. Ft.  
Open Rear Store C. 62 Sq. Ft.  
Walk-In Fridge C. 241 Sq. Ft.  
Portacabin C. 597 Sq. Ft.*

**RENT £1,400 per month plus Rates & Electric**

**ACCOMMODATION COMPRISES;**

PVC double glazed windows and front door to;

**RETAIL SHOP AREA 26'7" x 18'0"**

(max) Chilled display counters and range of shelving. Open to meat preparation to rear. Access to;

**STAFF CANTEEN AND TOILETS**

Staff lunch area and two toilet cubicles with low flush W/C and wall mounted sink unit.

**BUTCHERS PREPARATION HALL 26'8" x 24'6"**

to include 2No. stores. Full range of stainless steel preparation tables, bone saw and associated sinks. Access to;

**WALK-IN FRIDGE 25'9" x 9'4"**

With hanging rails.

**OPEN STORAGE AREA TO REAR 8'8" x 7'1"**

Door to rear. Access to container style fridge (Used for storage only)

**ATTACHED PORTACABIN 47'11" x 12'5"**

to include office / store to the rear.

**OUTSIDE**

Tarmac driveway to large parking area for customers and staff. Superb views over open countryside.

We have been informed by the landlord that an independent oil fired boiler services the hot water system and that although some radiators exist they are rarely if ever used.

**IMPORTANT NOTE TO ALL POTENTIAL TENANTS;**

Please note, none of the services or appliances have been tested by Country Estates. All applicants must satisfy themselves that the property, services and associated fixtures and fittings are appropriate for their requirements. A more detailed inventory will be provided as and when required.

**TERMS;**

Flexible terms can be agreed by negotiation however the landlord would prefer to offer a three year lease with potential break clause after year one.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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