



# To Let High Quality Second Floor Accommodation

2nd Floor 28 Scotch Quarter, Carrickfergus BT38 7DP

■ ■ ■ ■ ■  
**FRAZER  
KIDD**



# To Let High Quality Second Floor Accommodation

2nd Floor 28 Scotch Quarter, Carrickfergus BT38 7DP

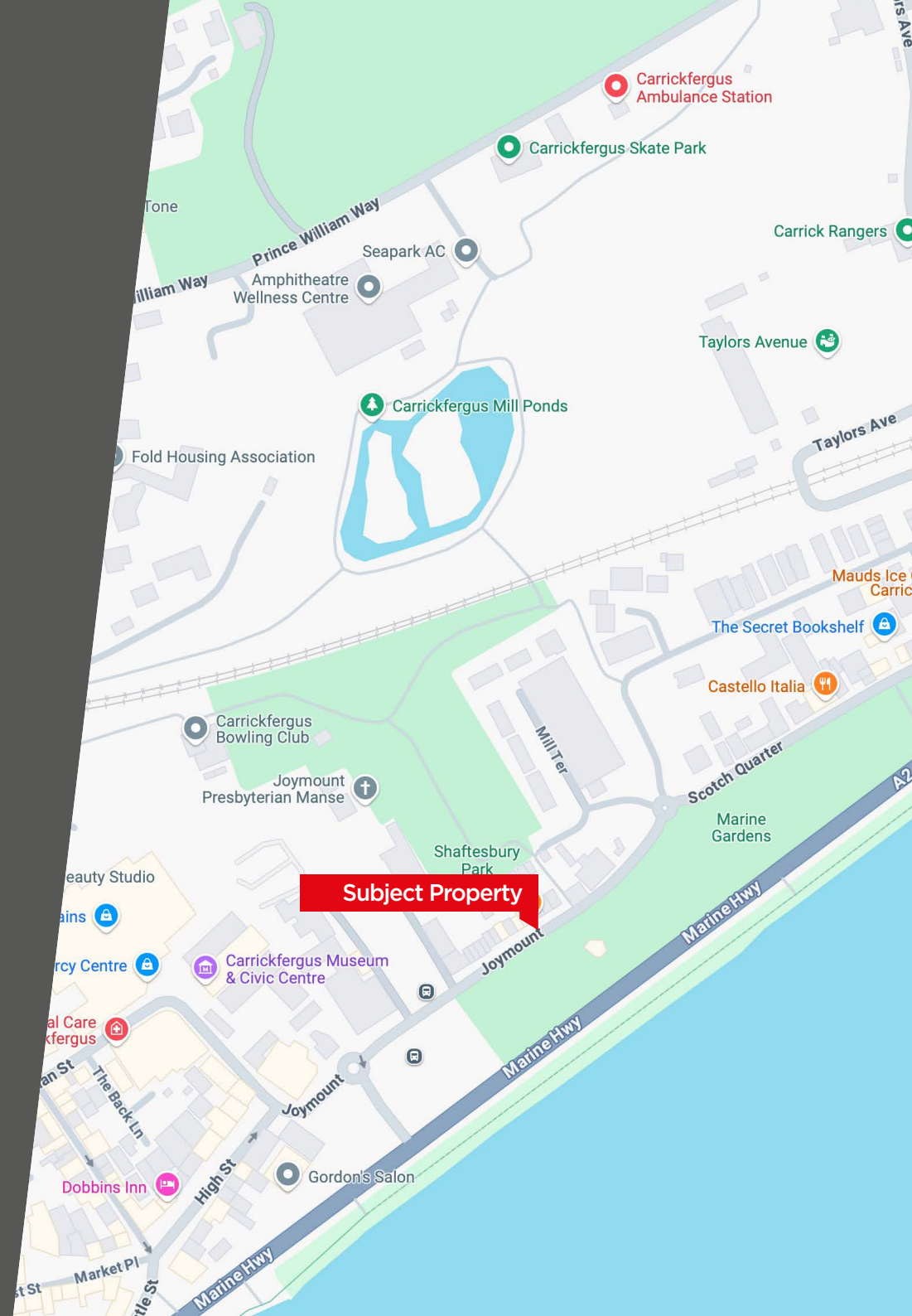
## Summary

- 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.



# To Let High Quality Second Floor Accommodation

2nd Floor 28 Scotch Quarter, Carrickfergus BT38 7DP

## Description

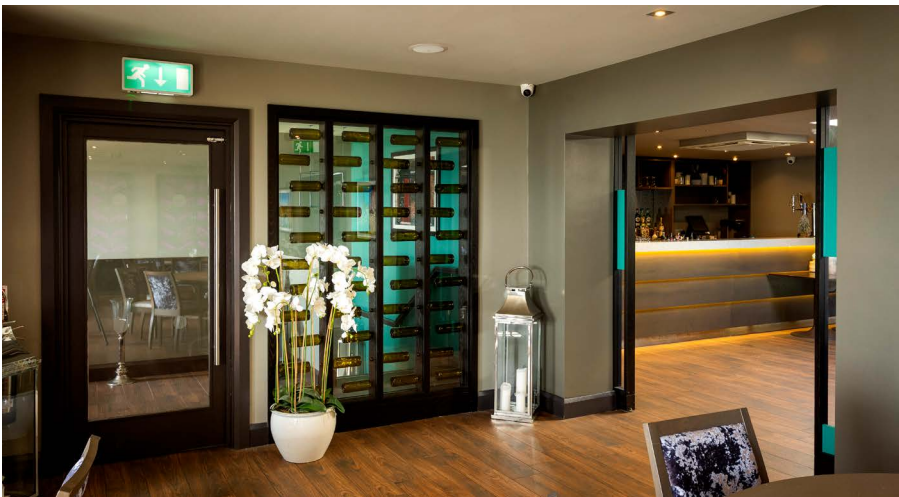
The property features a spacious and versatile function room area, presenting an excellent opportunity for a range of potential uses including, Office, Health and Wellness (Pilates/yoga) conversion into a dedicated yoga or Pilates studio. The interior is enhanced with timber flooring, LED spotlighting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



# To Let High Quality Second Floor Accommodation

2nd Floor 28 Scotch Quarter, Carrickfergus BT38 7DP

## 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](mailto:bkidd@frazerkidd.co.uk)

**Beth Brady**

07775 924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

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

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

