

TO LET - GROUND FLOOR AND FIRST FLOOR RETAIL PREMISES

9 NORTH STREET, CARRICKGERGUS BT38 7AQ



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Location & Description

The property is situated in the centre of Carrickfergus, close to the junction where North street meets High Street. Nearby occupiers include a coffee shop, bakery and a travel agents. The unit was previously used as a hair and beauty salon but would also be suitable for a range of other uses subject to the necessary planning consent. The property is finished to an excellent standard to include painted/plastered walls tiled floor, and LED spotlighting and offices/storage facilities on the first floor.

Accommodation

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

Retail Area	25.49 m2	274.3 Sq Ft
First Floor		
Treatment Room 1	3.59 m2	38.6 Sq Ft
Treatment Room 2	4.71 m2	50.70 Sq Ft
Treatment Room 3	2.64 m2	28.42 Sq Ft
Treatment Room 4	4.49 m2	48.33 Sq Ft
WC		
TOTAL	40.92m2	440.35 Sq Ft

Lease

Length of lease by negotiation.

Rent

£4,000 per annum exclusive.

Service Charge

A service charge will be levied to cover the reasonable proportion of the expenses incurred by the lessor in the repair and maintenance of the exterior, structure and roof.

Rates

We have made reference to the LPS website and note the following:-

NAV	£3500
Rate in £ 2019/20	0.58936
Rates payable	£2062.76

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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For further information please contact:



FRAZER KIDD

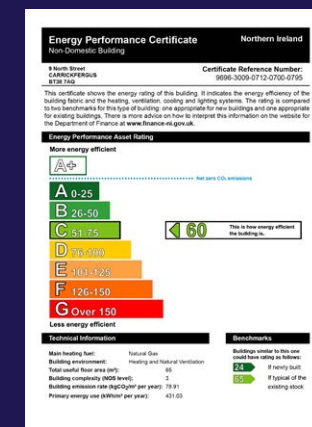
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EPC



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