



TO LET - EXCELLENT COMMERCIAL PREMISES

UNIT 46 CASTLE MALL SHOPPING CENTRE, ANTRIM, BT41 4DN



## UNIT 46 CASTLE MALL SHOPPING CENTRE, ANTRIM, BT41 4DN

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## Summary

- Excellent location, situated within Antrim town centre
    - Over 400 free car parking spaces
  - Unit 46 comprises an open plan retail premises, fully fitted and ready to go.
  - Open plan ground floor of c. 2,183 sq ft with 1st floor storage, office and staff accommodation of c. 1,032 sq ft
    - Flexible terms available.
  - Established retailers in the scheme include New Look, Poundland, Specsavers, Superdrug, Poundstretcher and Holland & Barrett.
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### 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.

Unit 46 comprises an open plan two storey retail premises of c. 3,215 sq ft. The ground floor offers bright and spacious, open plan accommodation with a floor to ceiling height glazed shop frontage, modern lighting and a disabled WC. The first floor provides for a kitchen, office and storage accommodation.

The premises would be suitable for a variety of potential uses, subject to obtaining any statutory planning consents.

### Accommodation

Unit 46 comprises of the following Net Internal Areas: -

Description	Sq M	Sq Ft
Ground	202.81	2,183
First	95.88	1,032
<b>Total Area</b>	<b>298.69</b>	<b>3,215</b>

### Lease Details

Flexible terms available. .

### VAT

All figures quoted are exclusive of VAT, which may be payable

### Viewing

Strictly by appointment with the sole letting agents-

**Frazer Kidd**

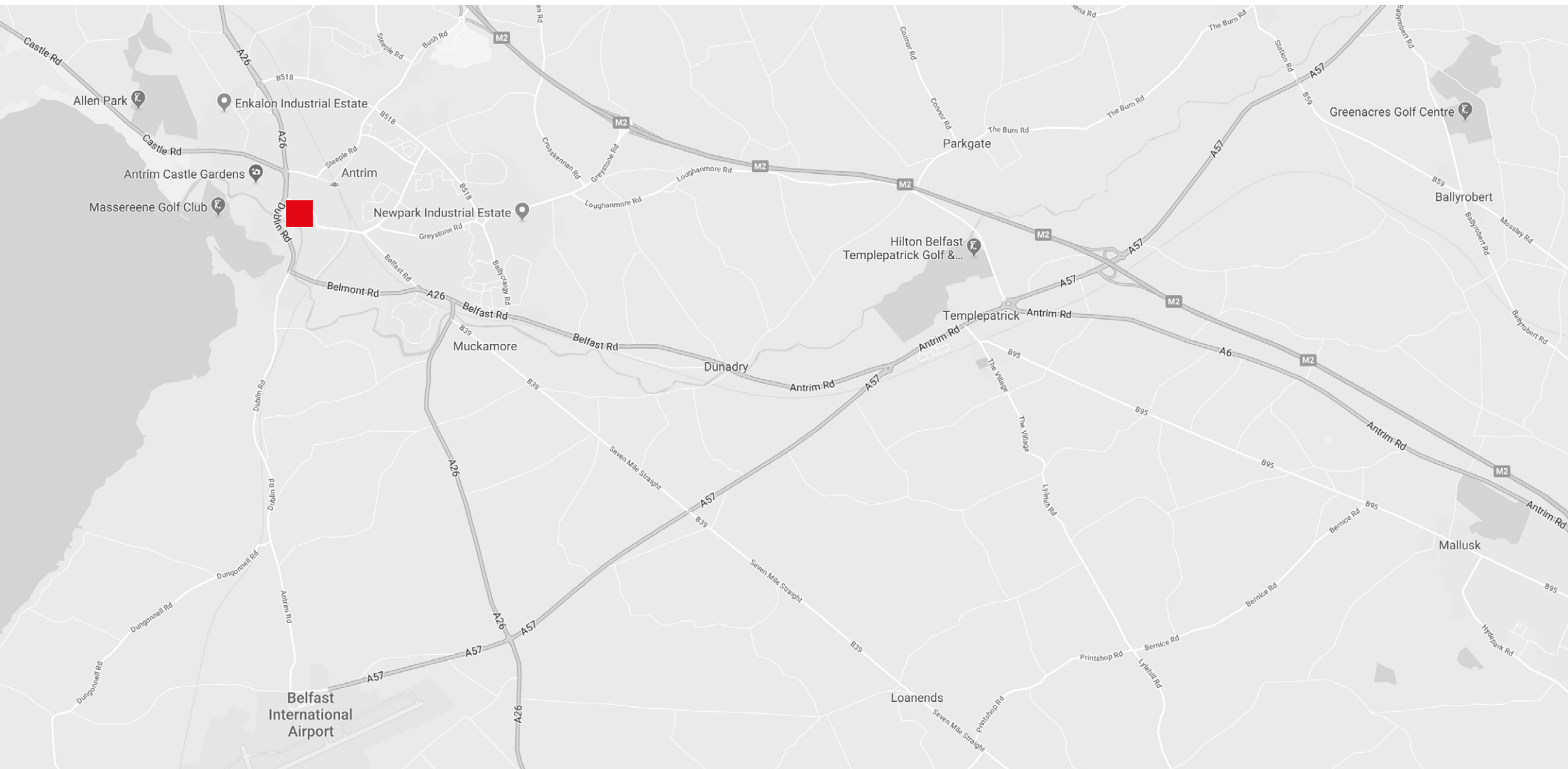
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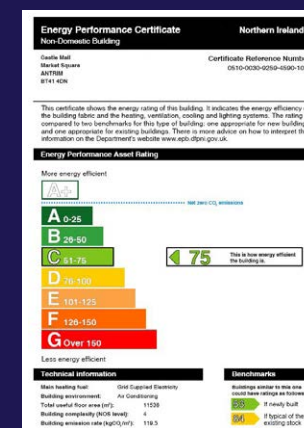
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## EPC



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