

**TO LET - GROUND FLOOR COMMERCIAL PREMISES**

UNIT 1 - 2 CASTLE MALL SHOPPING CENTRE, ANTRIM, BT41 4DN





## UNIT 1 - 2 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 1 - 2 comprises a prominent corner retail premises, with substantial glazed shop frontage
  - Comprises c. 2,239 sq ft with rear access onto the car park
  - 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 1 - 2 comprises a prominent corner retail premises with substantial glazed shop frontage. The shop is very spacious and bright, fitted out to a good standard to include tiled flooring, suspended ceiling, kitchen, office and WC.

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

### Accommodation

Unit 1-2 comprises of the following Net Internal Area: -

Description	Sq M	Sq Ft
Ground	208.01	2,239

### 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**

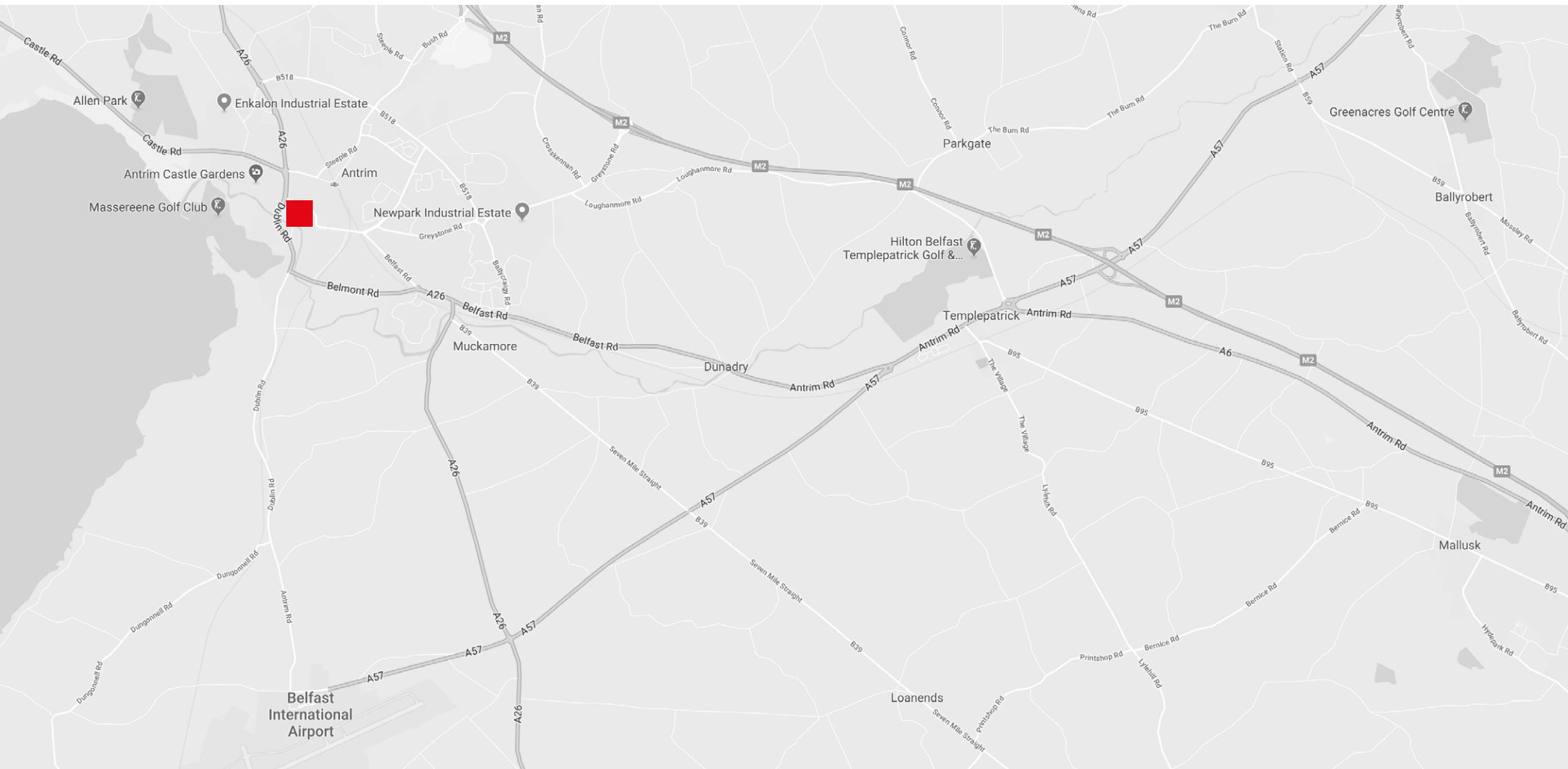
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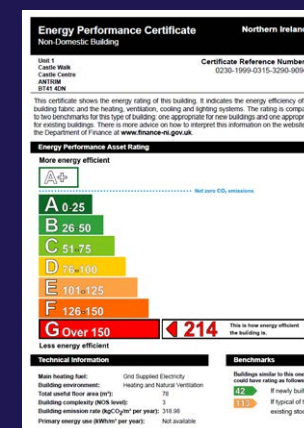
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## EPC



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