



25 - 27 HIGH STREET, CARRICKFERGUS BT38 7AN

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## Summary

- Prime commercial premises situated in Carrickfergus.
- Comprises of approximately 2,249 sq ft over 3 floors.
- Currently producing a net income of £10,000 per annum.
- Rear offices on the 1st floor and offices on the 2nd floor are vacant.
- Neighbouring occupiers include, Superdrug, The Original Factory Shop and Danske Bank.

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### Location

Carrickfergus is an historic town, home to the Carrickfergus Castle located on the shores of Belfast Lough. Carrickfergus is a provincial town in east Antrim located c. 12 miles east of Belfast and c. 12 miles south of Larne.

Carrickfergus has witnessed considerable investment and infrastructure improvements in recent times to include the A2 Shore Road connecting with Belfast via a dual carriageway, which also links with the M2 and the wider motorway network.

The subject property occupies a prime location on High Street, the prime retail pitch in Carrickfergus.

Neighbouring occupiers include Superdrug, The Original Factory Shop and Danske Bank.



### Description

The property comprises a three-storey commercial building situated in Carrickfergus town centre, with a secure car park located at the rear of the premises, accessed via a roller shutter from Marine Highway (A1) overlooking the famous Carrickfergus Castle and Belfast Lough.

The ground floor of the property is occupied by Clubworld Travel as a travel agents and is finished to a high standard to include, carpeted flooring, suspended ceiling with recessed lighting and air conditioning.

The upper floors are accessible from a self-contained ground floor entrance. The first floor comprises two separate offices, one of which is let to Gilmour & Co Accountants and the other is vacant.

The second floor comprises further office accommodation, which is currently vacant and requires refurbishment.

### Price

Inviting offers in the region of £150,000.

### VAT

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

### Title

Assumed freehold / long leasehold.

### Viewing

Strictly by appointment with the sole selling agents-

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### Tenancy Details

DESCRIPTION	TENANT	RENT (PA)
GF Office	Clubworld Travel	£8,000
1F Front Office	Gilmour & Co Accountants	£2,000
1F Rear Office	Vacant	N/A
2F Office	Vacant	N/A

\*We are informed that there are no formal leases in place between the landlord and tenants.

### Accommodation

The property comprises of the following approximate Net Internal Areas: -

FLOOR	SQ M	SQ FT
Ground Floor	81.48	877
1st Floor:	87.73	944
2nd Floor:	39.76	428
Total Approximate Net Internal Area:	208.97	2,249

### Rates

DESCRIPTION	NAV	RATE IN £ (21-22)	RATES PAYABLE (PA)
GF Office	£8,000	0.519426	£4,155
1F Office	£1,650	0.519426	£857
1F & 2F Office	£3,500	0.519426	£1,818

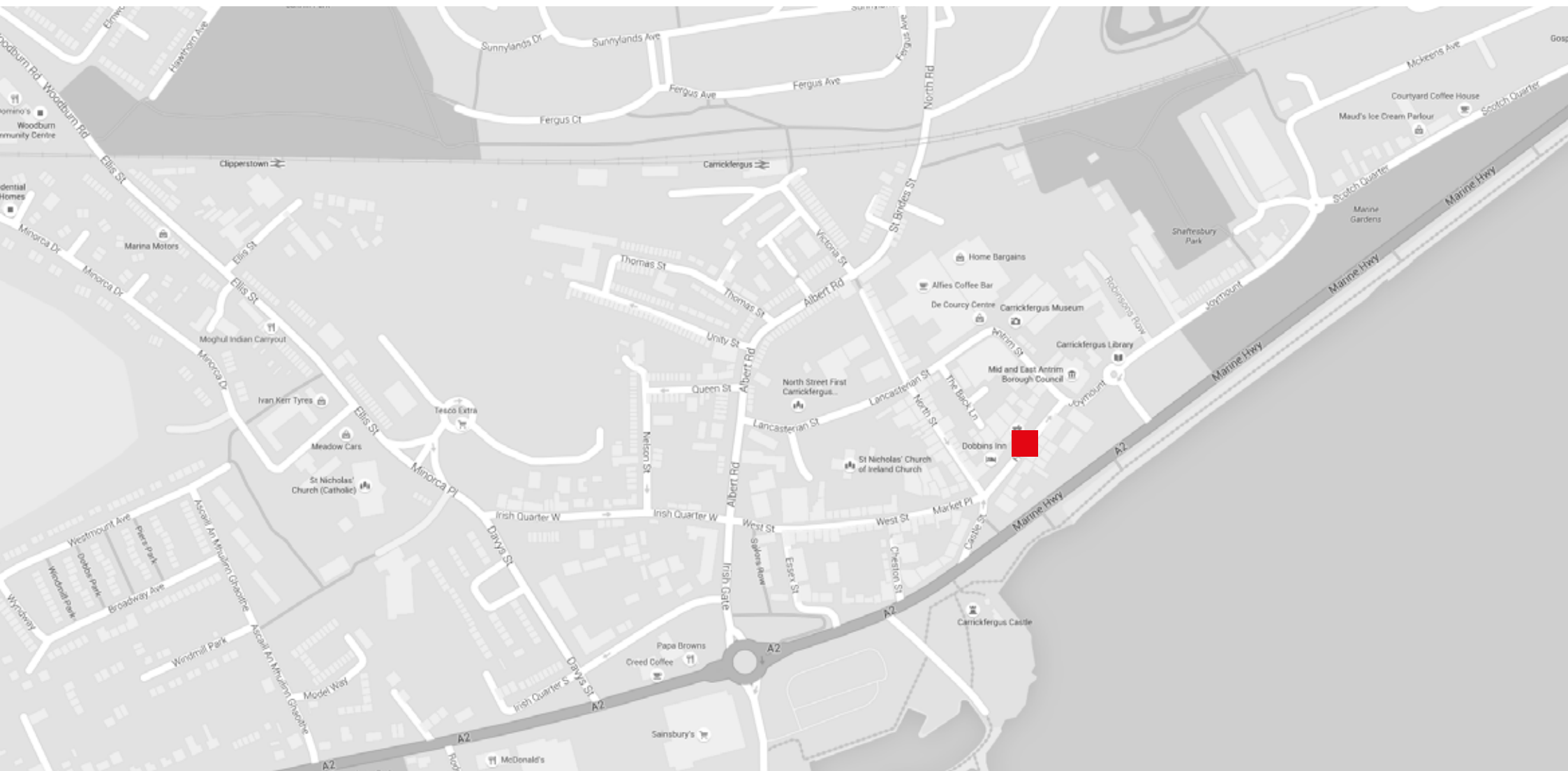
\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



Not to Scale - For Indicative Purposes Only

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## EPC



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