



To Let Ground Floor Opportunity

50-52 High Street, Antrim, BT41 4DS


**FRAZER
KIDD**

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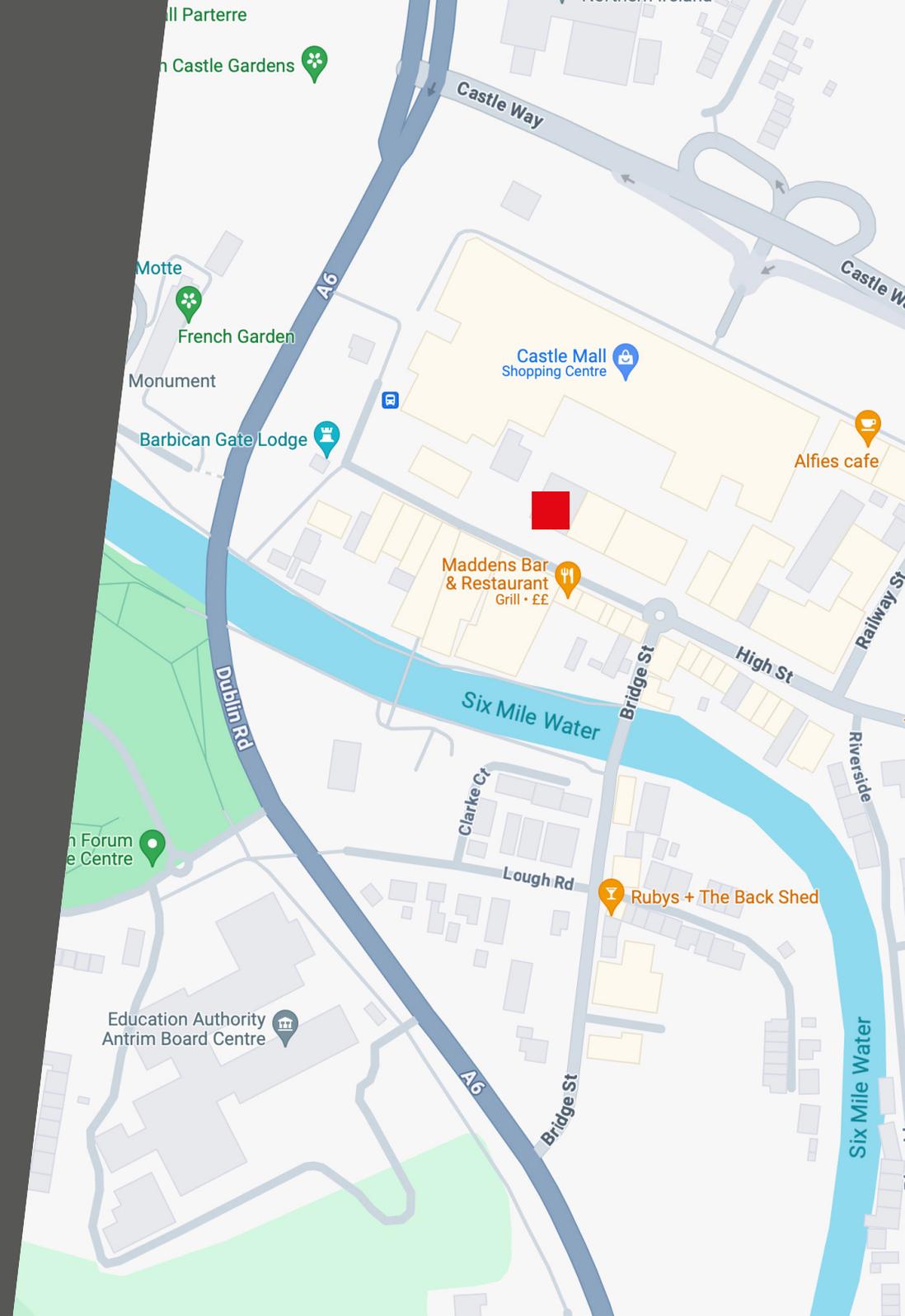
Summary

- Two prime units to let.
- Prominent frontage onto High Street, Antrim.
- The shop units can be combined or let separately to suit requirements

Location

Antrim is located in the North-East of Northern Ireland approximately 18 miles from Belfast and 12 miles south of Ballymena. The town is located on the edge of the M2 motorway and the main Belfast to Londonderry rail line, which provides convenient access throughout the province.

The subject property is prominently located on the Main Street, within the town centre which is home to a range of national and local traders. Castle Mall Shopping Centre is located adjacent to the building. With nearby occupiers including Poundstretcher, Iceland, Holland and Barrett, HugAMug, Superdrug, Specsavers, DV8, etc.



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Description

Recently refurbished building comprising 2 ground floor shop units to let. The retail units are part of a larger development which will incorporate 5 apartments on the upper floors.

The subject units are currently in shell specification, ready for fit out by new occupiers.

Units are suitable for a variety of uses, subject to planning.

Accommodation

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

Description	Sq. M	Sq. Ft
Unit 1	122.88	1,215
Unit 2	166.77	1,795

Unit 1 and Unit 2 can be let together as a single open plan unit.

Lease

Length of lease by negotiation.

Rates

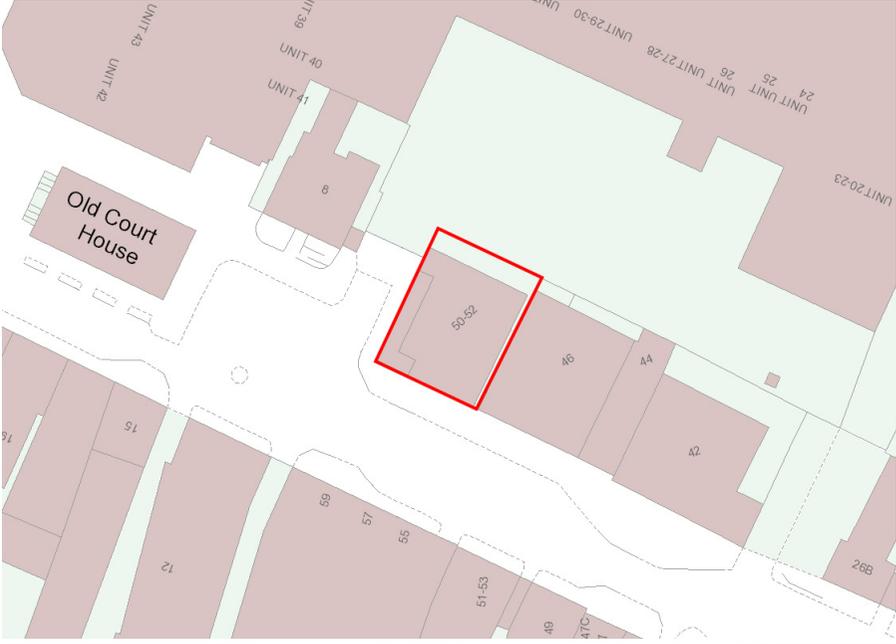
Not yet assessed. Estimates available on request.

Rent

Unit 1: Inviting offers in the region of £14,000 per annum.

Unit 2: Inviting offers in the region of £20,000 per annum.

Unit 1&2: Inviting offers in the region of £30,000 per annum.



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Repair

Tenant responsible for interior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the exterior of the building of which the subject premises forms part, to also 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

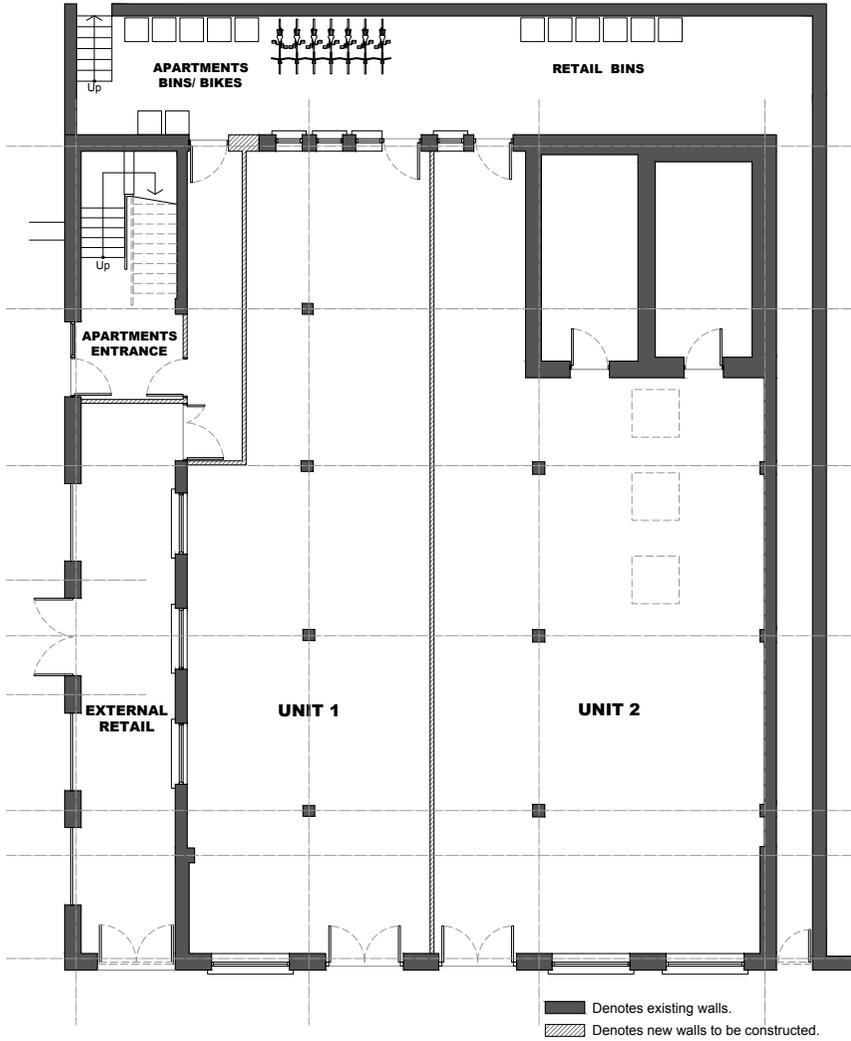
028 9023 3111

mail@frazerkidd.co.uk



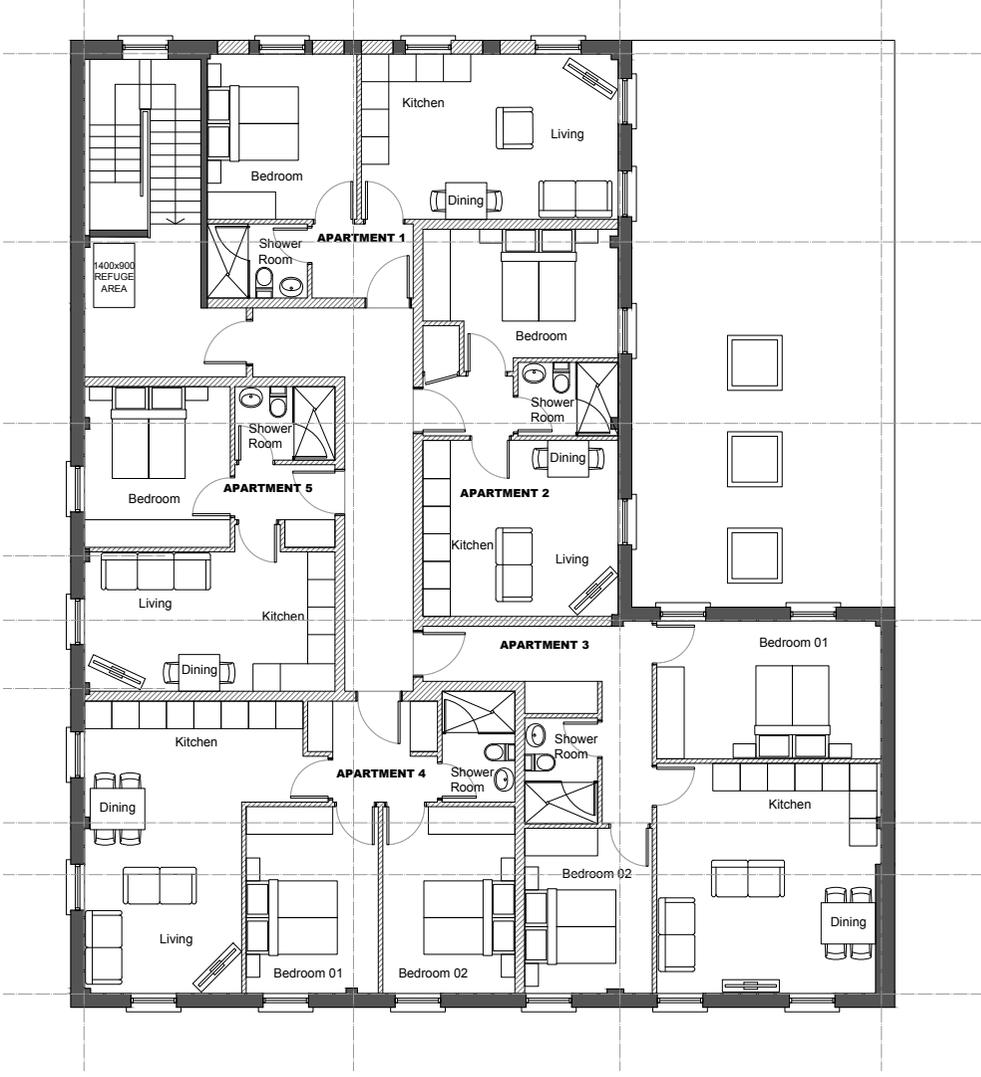
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Proposed Ground Floor

Not To Scale. For indicative purposes only.



Proposed First Floor

Denotes existing walls.
Denotes new walls to be constructed.



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