

PROPERTIES
fergus
Established 1976

Fergus Properties
12 Green Street
CARRICKFERGUS, BT38 7DT
Telephone : 028 93 362346
Mobile : 07523 398594

32 NORTH STREET
Carrickfergus, BT38 7AQ



An excellent opportunity to purchase Number 32 North Street, Carrickfergus.

This property consists of Two Ground Floor Shops (a beauty treatment and a retail unit) and Two First Floor One Bedroom Apartments.

ALL UNITS ARE CURRENTLY LET

Rental Income - £19,800 per annum

Situated at the top of North Street, this property is ideally situated to obtain maximum footfall.

LOCAL AND GOVERNMENT GRANTS MAY BE AVAILABLE.

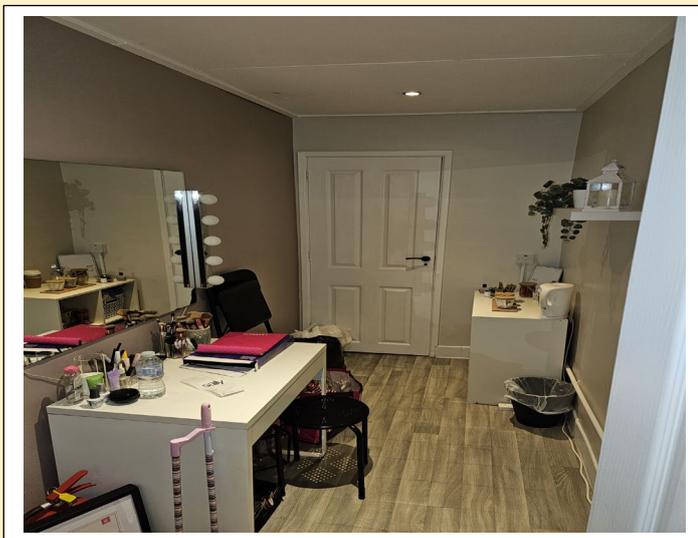
PRICE: OFFERS AROUND £185,000

NOTE:- These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.

SHOP ONE – Number 32 – Beauty Salon

Rental Income - £3,900 per annum

Tenant is responsible for Rates and Personal Insurances



Energy performance certificate (EPC)

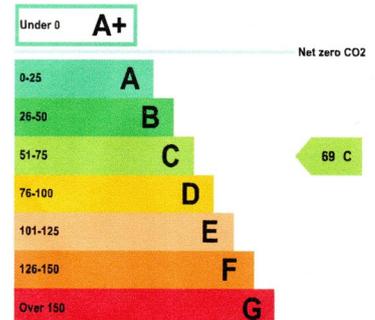
32 North Street
CARRICKFERGUS
BT38 7AQ

Energy rating

C

Valid until: 19 May 2034

Certificate number: 6785-6229-1058-2999-2753

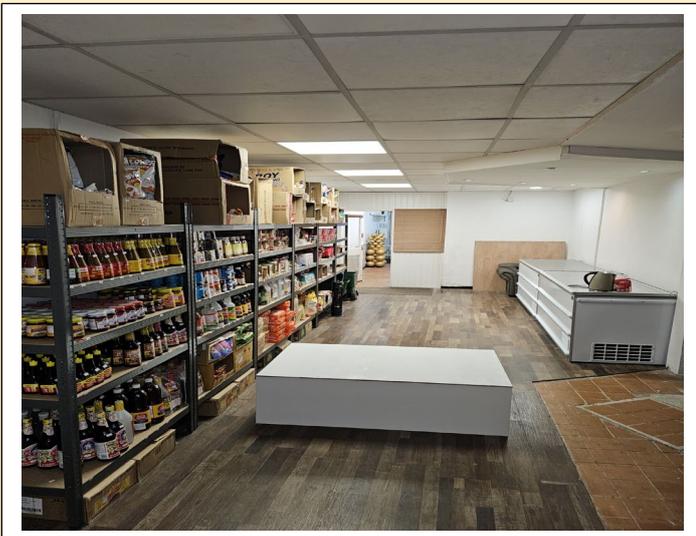
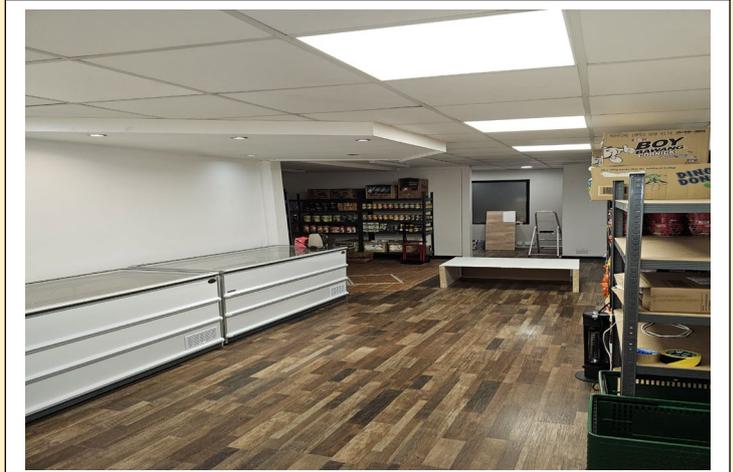
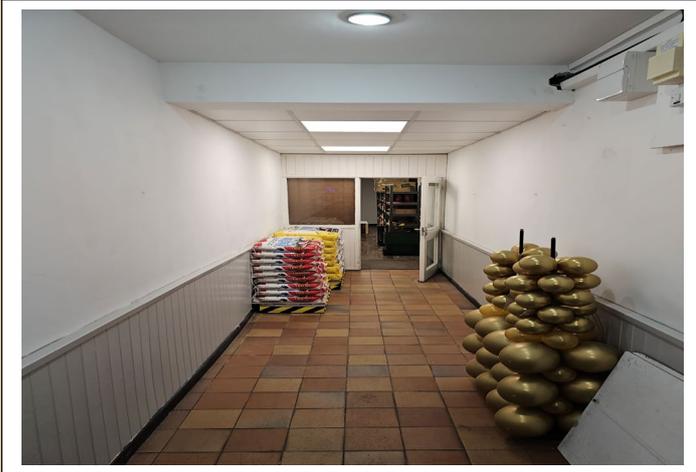


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SHOP TWO - Number 32c – Retail Shop

Rental Income - £6,000 per annum

Tenant is responsible for Rates and Personal Insurances



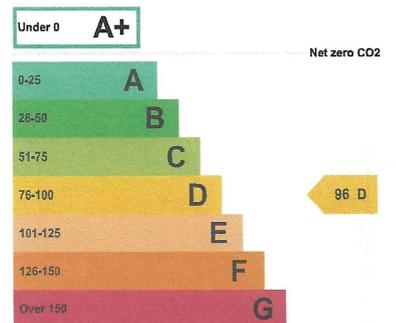
Energy performance certificate (EPC)

32c North Street
CARRICKFERGUS
BT38 7AQ

Energy rating
D

Valid until: 23 June 2033

Certificate number: 1852-9549-9034-6287-0220



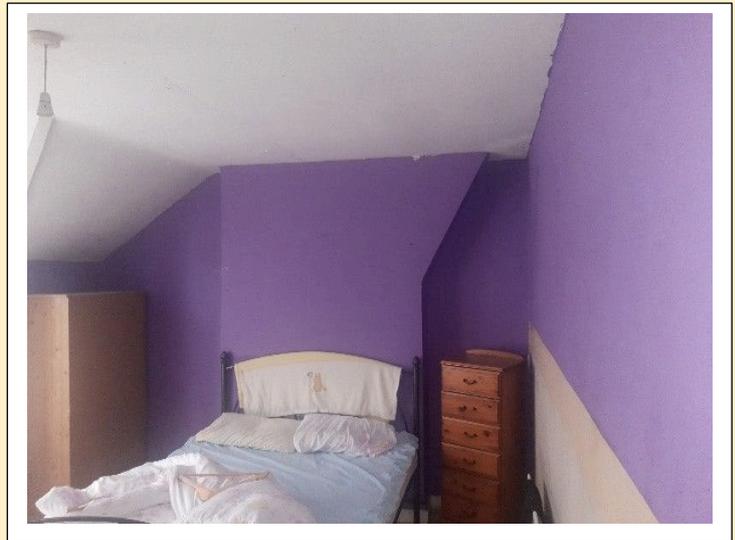
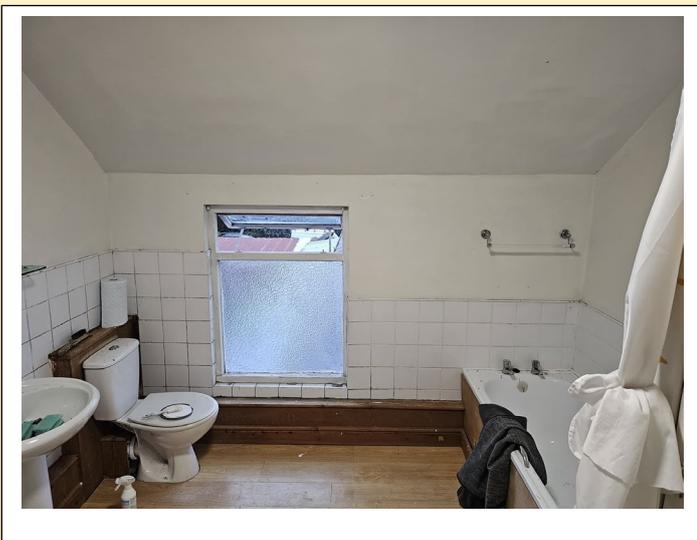
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APARTMENT ONE – Number 32a – One Bedroom

RENTAL INCOME - £4,800 per annum

Rates - £568.54 per year

Apartment has reception, kitchen, bathroom and One Bedroom. UPVC to front and Gas Heating.



Energy performance certificate (EPC)

32a North Street CARRICKFERGUS BT38 7AQ	Energy rating D	Valid until: 4 December 2032 Certificate number: 2602-6822-1589-1075-3206
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

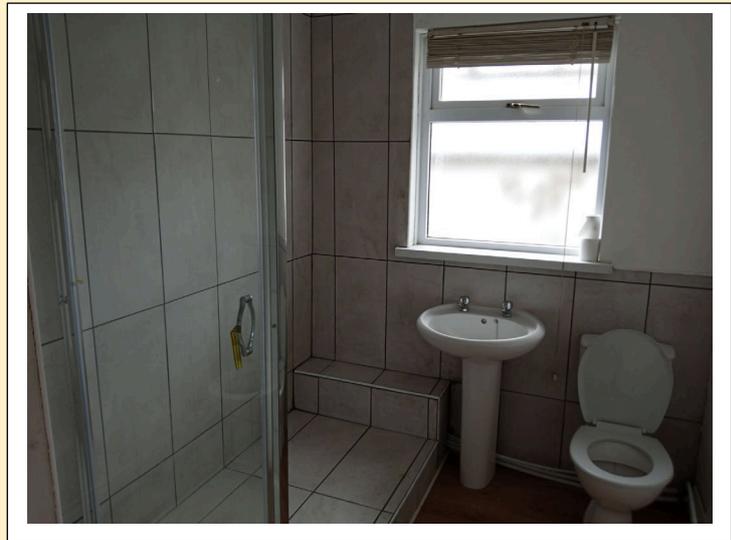
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APARTMENT TWO – Number 32b – One Bedroom

Rental Income - £5,100 per annum

Rates - £465.17 per annum

Apartment has reception, kitchen, bathroom and one bedroom. UPVC and a new Electric heating system.



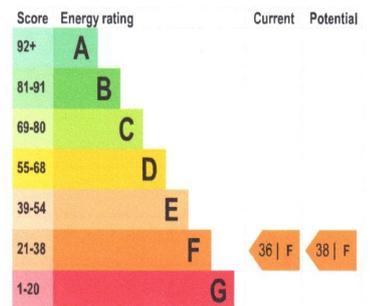
Energy performance certificate (EPC)

32b North Street
CARRICKFERGUS
BT38 7AQ

Energy rating
F

Valid until: 3 August 2032

Certificate number: 0473-0053-6288-1702-8214



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ico.
Information Commissioner's Office



TO THE REAR OF THE BUILDING IS A PRIVATE PARKING SPACE WITH ACCESS TO THE APARTMENTS.

PROPERTIES
fergus

Established

1976

FREE VALUATIONS

with no upfront fees.

028 93 362346

www.carrickfergusproperties.co.uk
email: office@fergus-properties.co.uk

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PROPERTIES
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Established 1976

URGENTLY REQUIRED

PROPERTIES FOR SALE

We are currently looking for properties for potential purchasers.

We offer FREE VALUATION

FREE LISTING WITH NO UPFRONT FEES.

BOARD, PHOTOGRAPHS AND EPC (if required)

Very competitive rates.

028 93 362346

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email: office@fergus-properties.co.uk

PROPERTIES fergus

Established 1976

WAYS TO CONTACT US

Should you need to contact us, this can be done in any of the following ways:-



028 93 362346 or
07523 398594



07523-398594



Fergus Properties

And send a message



Ferguspropertiescarrickfergus@gmail.com

Office@fergus-properties.co.uk