

# TO LET

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

**02890 500 100**



**LAST REMAINING RETAIL  
UNIT**

**UNIT 2  
CASTLE WALK  
ANTRIM  
BT41 4DN**

**c. 79 m<sup>2</sup> (855 ft<sup>2</sup>)**

**CONTACT:**

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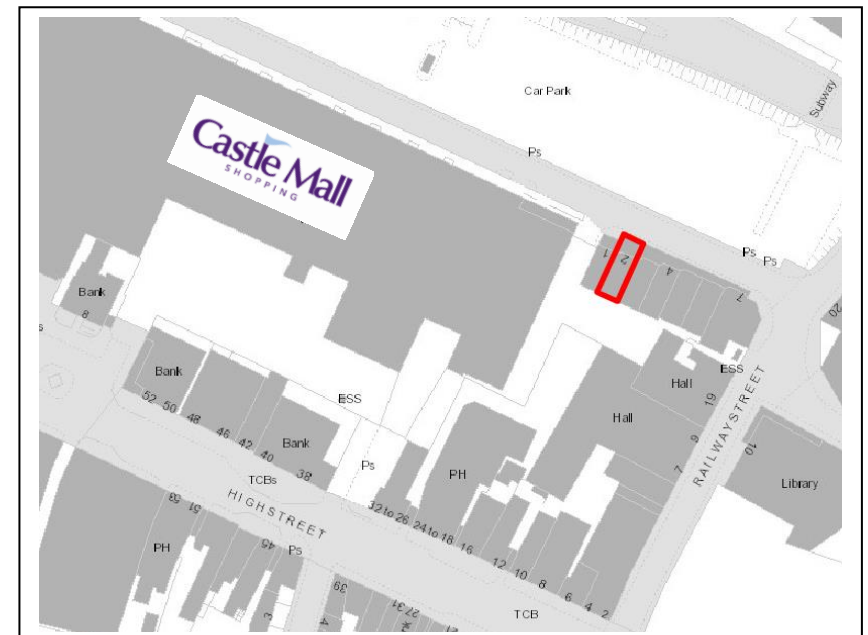
## LAST REMAINING RETAIL UNIT Unit 2 Castle Walk, Antrim

### LOCATION

- The subject unit is within a high profile retail parade, immediately adjacent to Antrim's Castle Mall Shopping Centre, with retailers including New Look, Poundland, Superdrug, Specsavers, Poundstretcher.
- The property fronts onto the main car park in town with 520 free spaces and are in close proximity to Tesco, High Street and Antrim Courthouse.
- Antrim is located on the north shore of Lough Neagh and is approximately 18 miles north west of Belfast and only 5 miles from Belfast International Airport. It has a population of 23,500 people in the 2011 Census. It is the county town of County Antrim and the administrative centre for Antrim & Newtownabbey Council area which has a resident population of approximately 139,000.

### DESCRIPTION

- The unit is finished to a shell specification ready for the incoming Tenant's fit out.
- Occupiers in the block include Subway, N.I. Hospice, McCormack's Butchers and Alfie's café, while Unit 1 has recently been let as a decorating centre.
- Suitable for a wide range of retail and service uses, subject to any necessary statutory consents.



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## LAST REMAINING RETAIL UNIT

Unit 2 Castle Walk, Antrim

### ACCOMMODATION

Sales Area c. 79.4 m<sup>2</sup> (855 ft<sup>2</sup>)

### LEASE DETAILS

**Term:**

Negotiable, normally subject to a minimum of 3 years.

**Rent:**

£13,500 per annum, exclusive

**Repairs & Insurance:**

Tenant responsible for internal repairs and building insurance premium. Estimated at £275 plus VAT, per annum, per unit.

**Service Charge:**

Levied to cover a fair proportion of Landlord's costs of external repairs, cleaning and maintenance of communal areas, security and agent's management fees. Estimated at £1,200 plus VAT, per annum, per unit.

**Security Deposit/Guarantor:**

The proposed tenant may be required to provide a guarantor to the acceptance of the Landlord together with a security deposit amounting to 3 months rent.

### RATES INFORMATION

NAV £9,250

Rate in £ 2020/21 = 0.5194

The N.I. Executive recently announced the extension of the rates holiday for the current financial year up until 31<sup>st</sup> March 2022 due to Coronavirus.



Shop Unit 2

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## LAST REMAINING RETAIL UNIT

Unit 2 Castle Walk, Antrim

### VAT

The property is registered for VAT.

### VIEWINGS

By appointment with McKibbin Commercial.

### CONTACT

Brian Wilkinson

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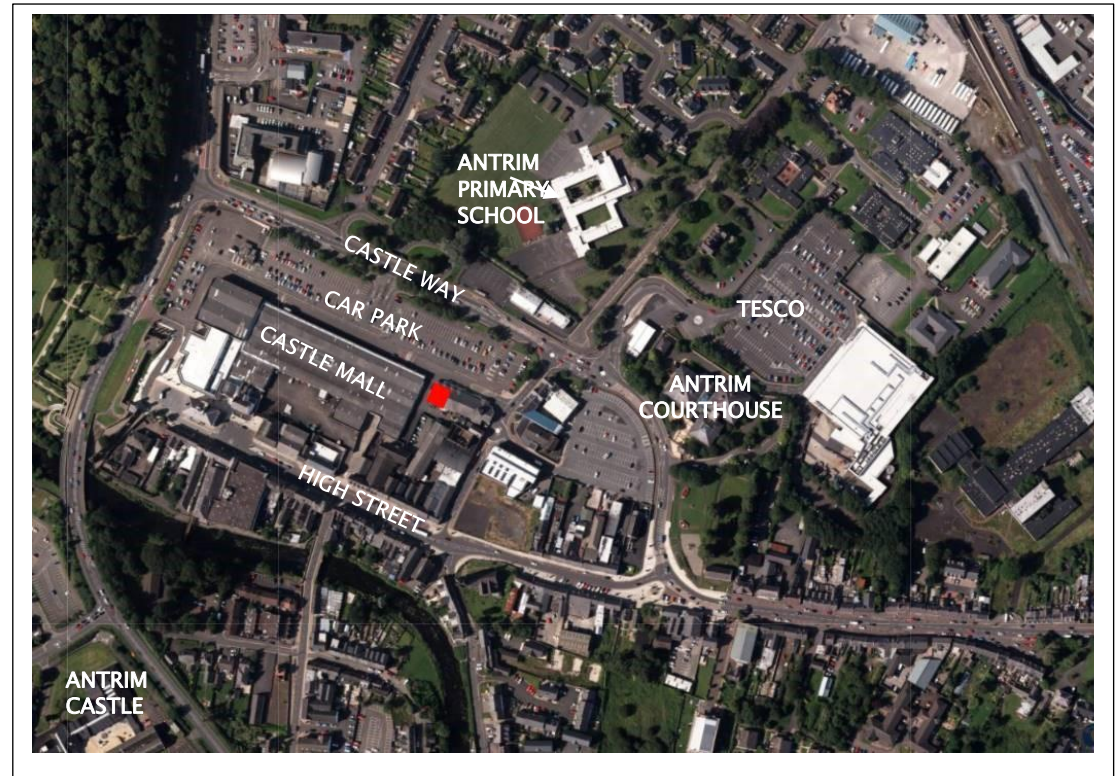
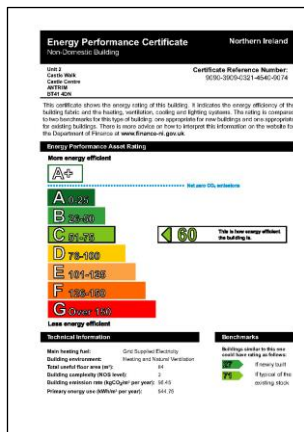
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### ENERGY PERFORMANCE CERTIFICATE



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