

Price
Reduced



For Sale Mixed-Use Commercial Premises
83 Church Street, Antrim BT41 4BE



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COMMERCIAL

028 90 500 100

SUMMARY

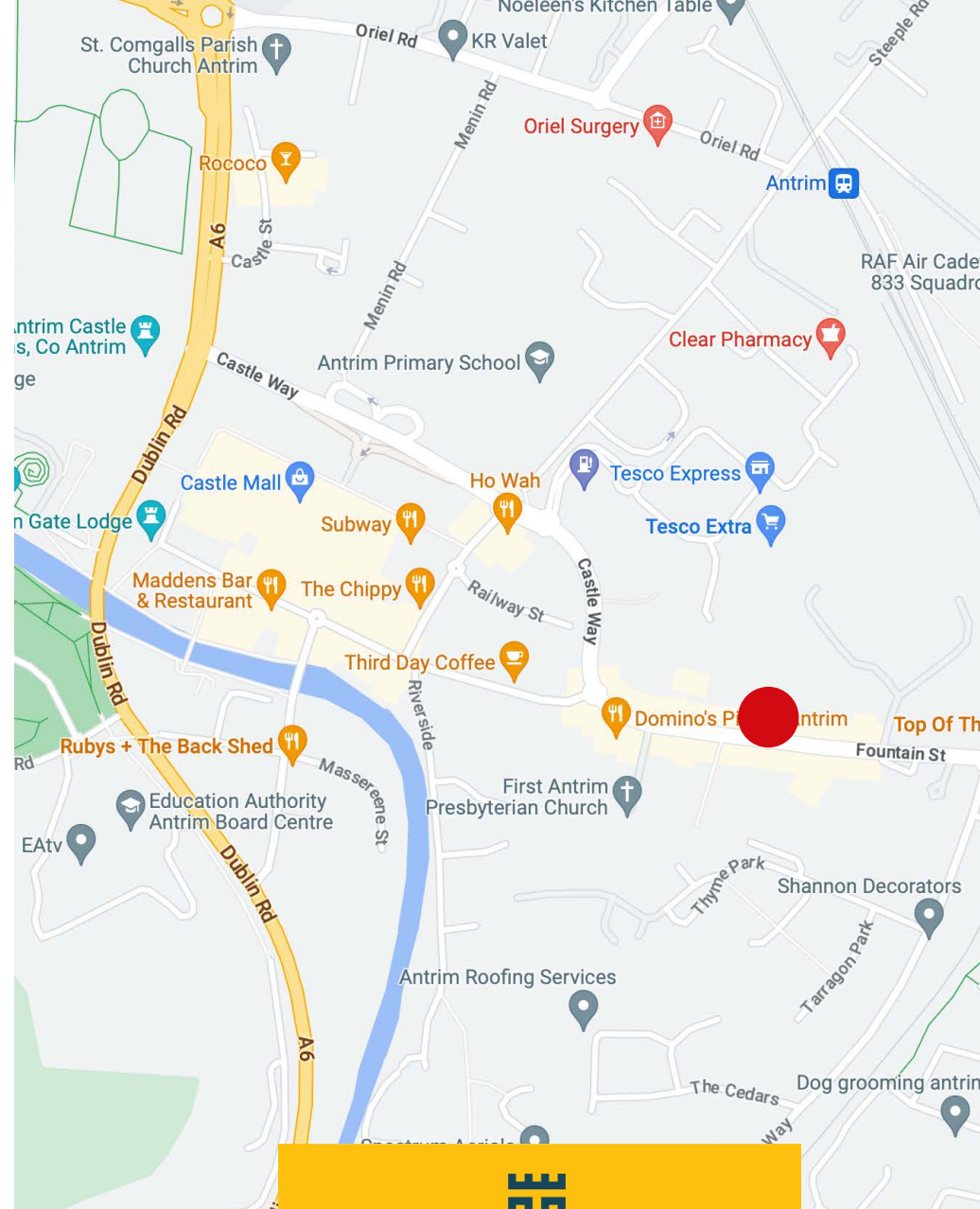
- Commercial premises formerly used as a petrol station and retail shop within Antrim Town
- Three bedroom flat above, with rear two storey storage facility
- Suitable for variety of uses, subject to any necessary planning consent

LOCATION

- The subject unit is prominently located along Church Street in Antrim town.
- 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 ground floor retail unit was previously used as a petrol filling station and convenience store. It comprises of a large sales area, rear store and kitchenette. There is good opportunity for refurbishment and change of use subject to planning. To note, the petrol pumps are to be removed prior to sale completion.
- The first and second floor flat comprises three bedroom, bathroom, living room, kitchen and a utility / storage area. Access is via an external staircase to the rear of the property.
- There is a rear storage shed which may have opportunity for other uses, subject to planning.
- Compact enclosed garden to the rear of the shed.
- The property is to be sold with vacant possession, with good opportunity for investors on a mixed use scheme.



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ACCOMMODATION

Ground Floor (Retail)	Sq M	Sq Ft
Main Sales	53.73	578
Rear Storage	4.55	49
Kitchenette	9.73	105
Total (Ground Floor)	68.01	732
First Floor (Flat)		
Own door access via stairs, leading to entrance porch		
Kitchen	3.01 x 3.13	101
Living Room	4.76 x 3.22	165
Utility Room	1.35 x 1.20	17
Store	1.35 x 1.76	26
Bedroom One	2.02 x 3.06	67
Bedroom Two	3.06 x 5.09	168
Bathroom		
Second Floor (Loft)		
Bedroom Three	4.84 x 5.14	268
Total (Upper Floors)	75.44	812
Rear (Storage Shed)		
Ground Floor	77.62	835
First Floor	67.98	732
Total (Storage Shed)	137.30	1,567
Total Area (Entire Buildings)	289.02	3,111



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RATES

NAV

Shop Premises: £7,100

Living Accommodation: £39,000

Rate in £ 2024/25

Shop Premises: 0.565328

Living Accommodation: 0.009136

Rates payable 2024/25

Shop Premises: £3,211.06 (including SBRR)

Living Accommodation: £356.30

Prospective purchasers to make own enquiries with LPS

SALES DETAILS

Title

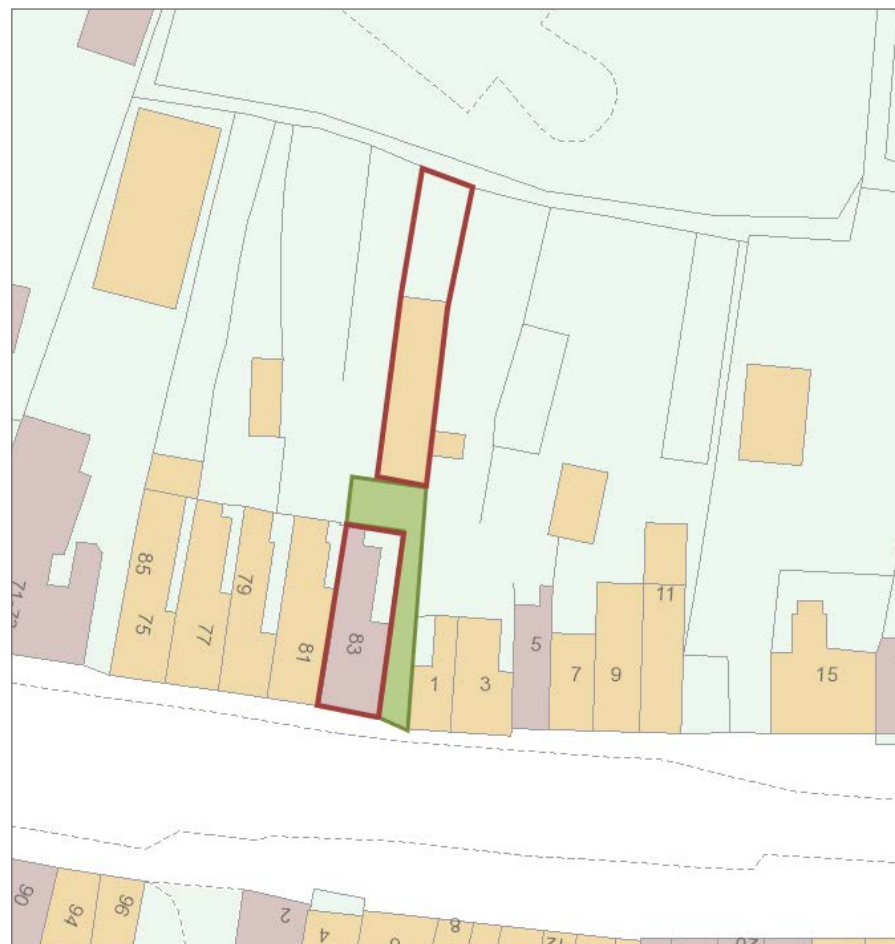
Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price

Offers invited around £120,000.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



Area in green highlights right of way.

Not To Scale. For indicative purposes only.

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EPC

Energy performance certificate (EPC)	Energy performance certificate (EPC)	Energy performance certificate (EPC)
<p>Current energy rating: C</p> <p>Minimum energy rating: C</p> <p>Property type: AT&T Retail and Financial/Professional services</p> <p>Total floor area: 73 square metres</p> <p>Energy rating and score</p> <p>The property's current energy rating is C.</p> <p>Properties get a rating from A+ (best) to G (worst) and a score.</p> <p>The better the rating and score, the lower your property's carbon emissions are likely to be.</p> <p>How this property compares to others</p> <p>Properties similar to this one could have ratings:</p> <p>Worst: 37.5</p> <p>Best: 71.5</p>	<p>Current energy rating: F</p> <p>Minimum energy rating: F</p> <p>Property type: AT&T Retail and Financial/Professional services</p> <p>Total floor area: 127 square metres</p> <p>Energy rating and score</p> <p>The property's current energy rating is F.</p> <p>Properties get a rating from A+ (best) to G (worst) and a score.</p> <p>The better the rating and score, the lower your property's carbon emissions are likely to be.</p> <p>How this property compares to others</p> <p>Properties similar to this one could have ratings:</p> <p>Worst: 56.5</p> <p>Best: 74.5</p>	<p>Current energy rating: G</p> <p>Minimum energy rating: G</p> <p>Property type: Top floor flat</p> <p>Total floor area: 100 square metres</p> <p>Energy rating and score</p> <p>The property's current energy rating is G. It has the poorest rating in the building.</p> <p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.</p> <p>For properties in Northern Ireland:</p> <p>The average energy rating is D.</p> <p>The average energy score is 50.</p>

CONTACT

For further information or to arrange a viewing contact:

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