



MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

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RETAIL / OFFICES



TO LET

**Refurbished Retail / Office space
845 sq ft (78.6 sq m)**

**16 Market Place
Carrickfergus
BT38 7AW**



- **Former café premises suitable for continued retail use.**
- **The building has recently undergone comprehensive refurbishment.**
- **May be suitable for alternative use such as office / consulting rooms, subject to planning.**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

Market Place is a pedestrianised retail area within Carrickfergus Town Centre located at its junction with High Street and North Street.

The property is situated in the centre of Market Place with an excellent mix of neighbouring occupiers to include Clark's Shoes, Nationwide Building Society, Ulster Property Sales and Ollie's Bistro.

DESCRIPTION

The unit is in a prominent location comprising ground floor retail with ancillary accommodation and toilet facilities on the upper floors.

The shop benefits from a timber shop front and door along with an electric roller shutter door. The internal area has undergone a recent refurbishment, finished with plastered and painted walls with a mix of recessed spot lights and pendant lighting.

ACCOMMODATION

	Sq m	Sq ft
<u>Ground Floor:</u>	29.3	315
<u>First Floor</u>		
Room 1:	13.0	140
Room 2:	9.8	105
W/C:	---	---
	22.8	245
<u>Second Floor</u>		
Room 1:	16.4	176
Room 2 :	<u>10.1</u>	<u>109</u>
	26.5	285
Total:	78.6	845





LEASE DETAILS

Term: A new full repairing and insuring lease for a term by arrangement.

Rent: £6,500 per annum.

Management Charge: Landlords Agent management fees based upon 6% of the annual rent plus VAT.

VAT

The property is currently not subject to VAT.

NAV

We are advised by Land & Property Services of the following:

Net Annual Value: £4,150

Rate in the £: £0.538166

It should be noted that the Small Business Rate Relief Scheme in Northern Ireland provides small businesses with reduced rate liabilities with the subject property due to benefit from 20-25% rates relief for 2020/2021.

VIEWING

Strictly by appointment with McConnell Chartered Surveyors

Contact: Frazer Hood

Tel: 028 90 205 900

E-mail: frazer.hood@mcconnellproperty.com

LOCATION MAP



EPC

To be confirmed.