

KARL

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www.karlgroup.co.uk

OFFICE

TO LET

PROMINENT TOWN CENTRE OFFICE ACCOMMODATION

Space from c. 500 sq ft up to c. 40,000 sq ft

(Part subject to Change of Use)



**55-59 HIGH STREET,
ANTRIM BT41 4AY**

www.karlgroup.co.uk

Karl Asset Management
92 Old Ballyrobin Road
Muckamore
Co. Antrim, BT41 4TJ
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Six Mile Water

High Street / Market Square

Plan Not To Scale
For Identification Purposes Only



ACCOMMODATION

Summary

Ground Floor	14,806	1,375.47
Basement	8,597	798.66
First Floor	<u>16,040</u>	<u>1,490.12</u>
Total GIA	39,443	3,664.25

N.B. Units can be subdivided/reconfigured depending on requirements and available from c. 500 sq ft (c. 46.45 sq m). Ground & Basement areas currently as 2 no units.

LEASE DETAILS

Term -	Negotiable
Rent -	Price on Application for each unit/area
Rent Review -	Subject to periodic review
Repairs -	Full Repairing & Insuring
Service Charge -	Tenant responsible for reimbursing the Landlord for the proportion of the service charge for the property

NAV

The Rate in £ 2015/2016 for Antrim : £0.56185
 Net Annual Value -
 Unit 1 : £52,700
 Unit 2 : £41,700
 First Floor : To be assessed

VAT

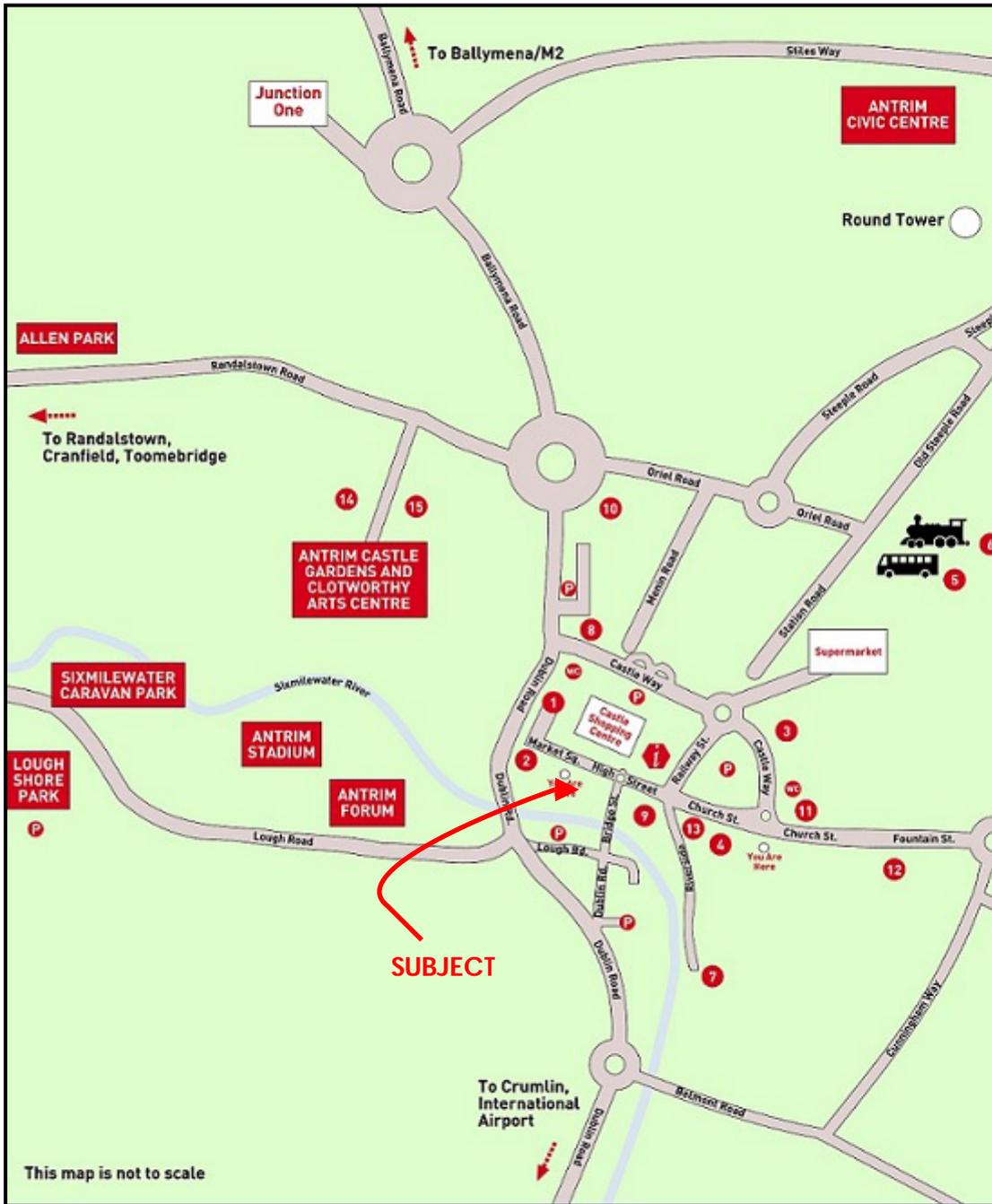
All outgoings, prices and rentals quoted are exclusive of but may be liable to VAT.

EPC

Energy Performance Asset Rating

Unit	Category	Rating	Notes
Unit 1	C	65	Fitted Retail Unit
Unit 2	C	58	Fitted Retail Unit
1st Floor	G	202	Not Fitted / Shell Specification

LOCATION MAP



This map is not to scale

- | | | |
|-----------------|---------------------------------------|-------------------------------------|
| 1 Castle Walls | 6 Train Station | 11 Old Congregation Church |
| 2 Barbican Gate | 7 Mill Race Trail | 12 First Antrim Presbyterian Church |
| 3 Court House | 8 Police Station | 13 All Saints Church |
| 4 Pegue's Entry | 9 Library | 14 Loughshore Trail Cycle Route |
| 5 Bus Station | 10 St Comgall's Roman Catholic Church | 15 EcoTrail |



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