

# KARL

028 9442 5600

[www.karlgroup.co.uk](http://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)



Karl Asset Management  
92 Old Ballyrobin Road  
Muckamore  
Co. Antrim, BT41 4TJ  
Northern Ireland

Tel: 028 94 425600  
Fax: 028 94 425605  
E-mail: [Simon.Moon@karl.co.uk](mailto:Simon.Moon@karl.co.uk)

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

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## LOCATION

Antrim is situated at the northeast edge of Lough Neagh, approximately 19 miles northwest of Belfast and 11 miles from Ballymena. Antrim Borough has a population of approximately 55,000 residents with almost half residing in the town itself. The town's central location benefits from well-established road networks across the province including Coleraine, Derry/Londonderry & Newry. Furthermore, with excellent bus & rail infrastructure and Belfast International Airport just a 5 minute drive-time away, the town is regarded as a strategic business location.

Antrim town centre has experienced increased investment resulting in an eye catching streetscape at High Street/Market Square, along with the refurbishment/restoration of The Old Courthouse and Antrim Castle Gardens & Clotworthy House. These key improvements have boosted the revitalisation of the town and have promoted increased tourist and visitor numbers.

The premises front onto High Street within the main retail and office core and accessed via Castle Street / Fountain Street, the main thoroughfare of the town centre. Neighbouring occupiers include First Trust Bank, Ulster Bank, DV8 and Iceland, with Castle Mall located opposite. Also situated nearby is the 24 hr Tesco superstore and the Junction 1 Retail Park.

## SPECIFICATION

As shown in the example layout plan, the first floor can be subdivided to offer a range of units finished to an agreed specification with ingoing occupiers to include plastered/painted walls, suspended ceilings with recessed fluorescent strip lighting and carpeting. Access, after refurbishment, will be via a passenger lift and terrazzo stairwell.

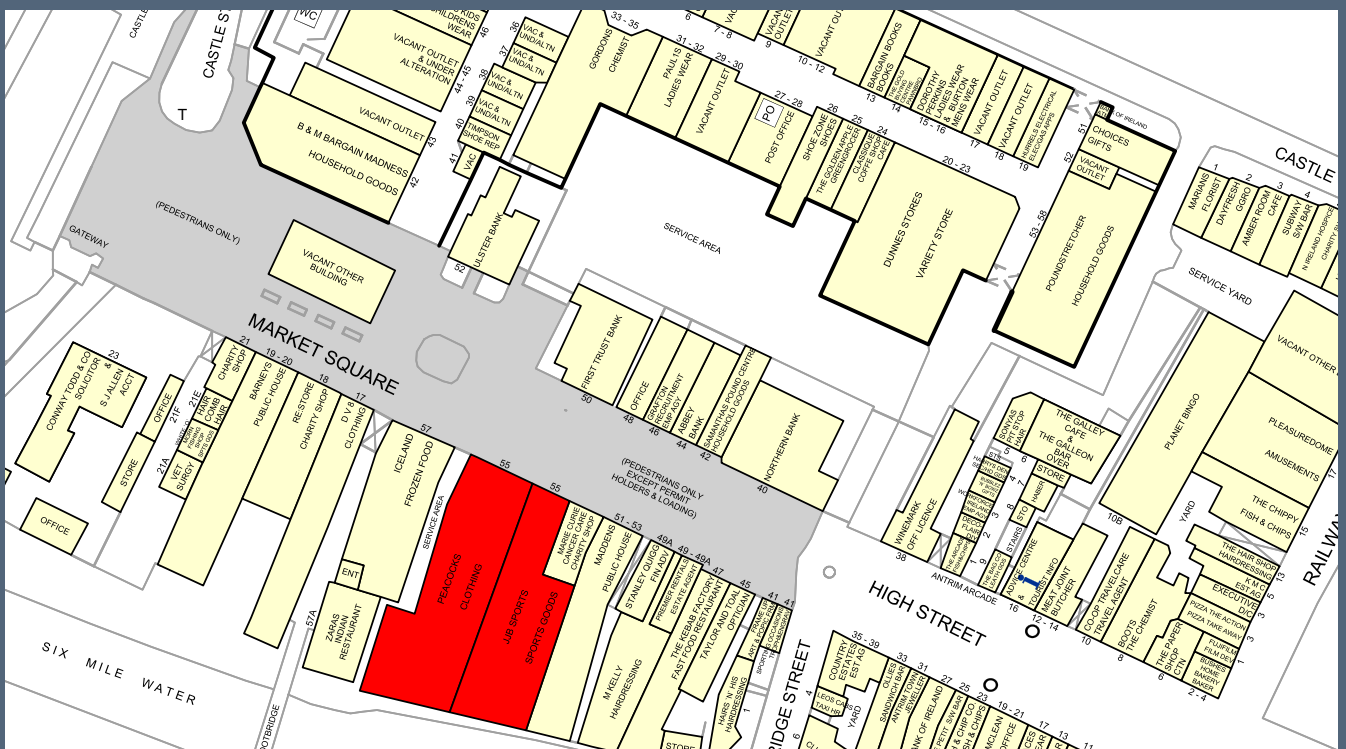
With a Gross Internal Area of c. 16,040 sq ft, office suites can be provided from c. 500 sq ft up to c. 11,100 sq ft.

The office suites will benefit from communal serviced facilities to include;

- Waiting Room/Reception Area,
- Breakout area
- 2 No. Meeting Rooms
- Male, Female and Disabled W/C's
- Kitchen Facilities

The ground floor retail units are fitted to an excellent standard including air-conditioning and can be converted to office use, subject to change of use.

A range of public car parks are situated within close proximity and parking can be provided upon request.





## 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>
<b>Total GIA</b>	<b>39,443</b>	<b>3,664.25</b>

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.

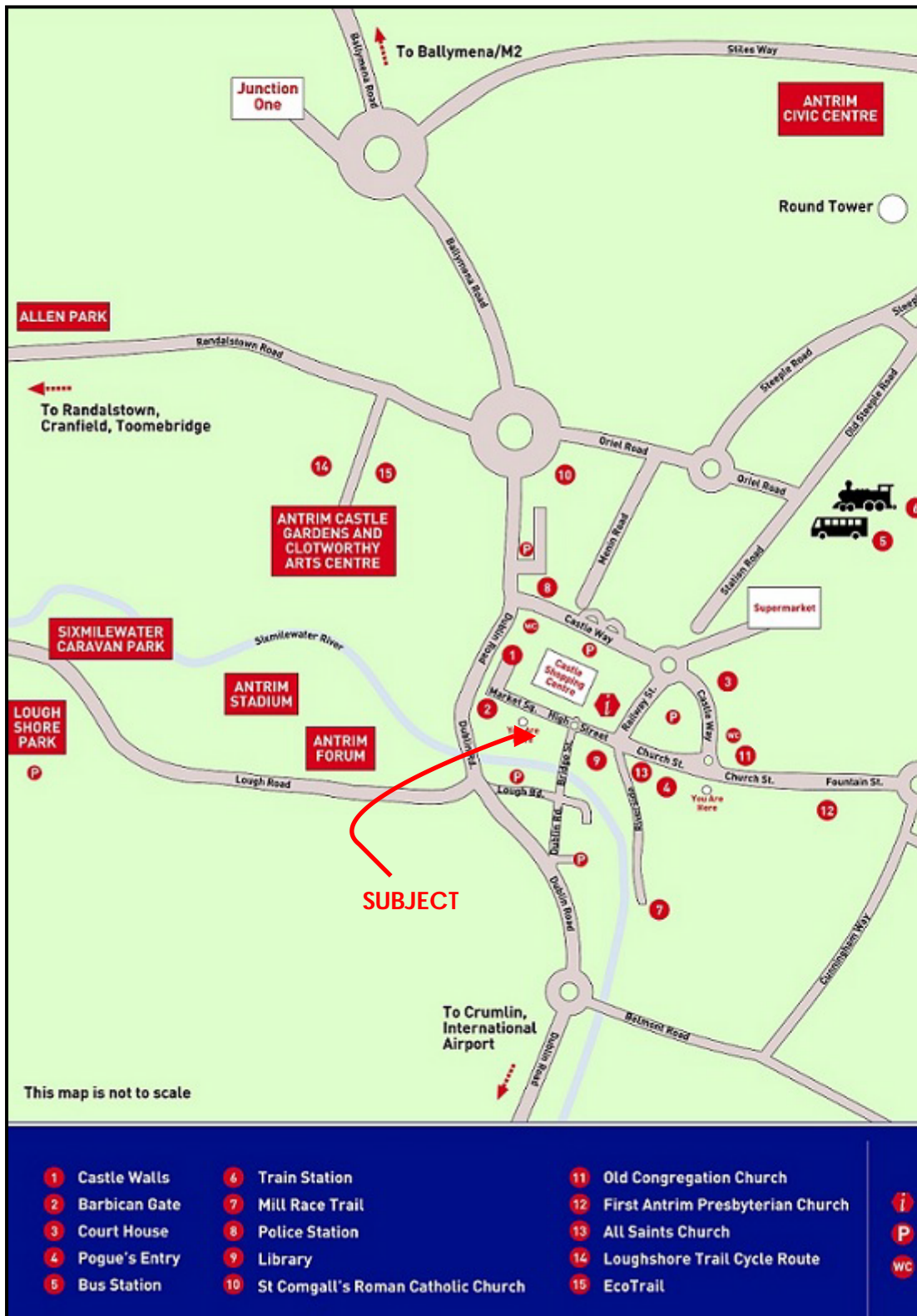
## EPC

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



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