

KARL

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RETAIL

TO LET

PROMINENT TOWN CENTRE RETAIL ACCOMMODATION

(Part Subject to Surrender of Existing Lease)



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

www.karlgroup.co.uk

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LOCATION

Antrim is situated at the northeast edge of Lough Neagh, approximately 19 miles north-west 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.



(Internal of Ground Floor Unit 1)

DESCRIPTION

Both ground floor retail units are fitted to an excellent standard including air-conditioning and both units avail from excellent glazed shop-frontage onto the High Street. They are currently subdivided internally to provide storage, office, kitchen & WC facilities.

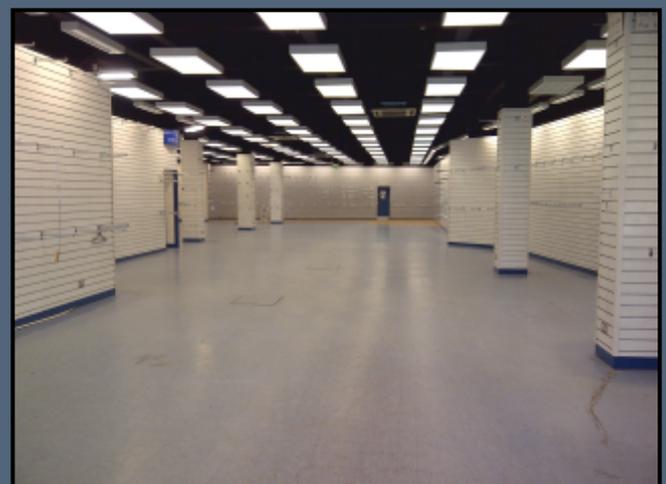
The first floor space is finished to developers shell specification with access via terrazzo stairwell and provision for a passenger lift. Furthermore a service lift provides access basement & ground floor of Unit 1 as well as the first floor. The upper area is enhanced by skylights providing an extensive amount of natural light throughout the floor space.

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

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



(Internal of Ground Floor Unit 2)



ACCOMMODATION

Unit 1	Sq Ft	Sq M
Ground Floor	8,015	744.59
Basement	4,210	391.11
Gross Internal Area	12,255	1,135.70

Unit 2	Sq Ft	Sq M
Ground Floor	6,791	630.88
Basement	4,387	407.55
Gross Internal Area	11,178	1,038.43

First Floor	Sq Ft	Sq M
1st Floor	16,040	1,490.12

Summary	Sq Ft	Sq M
Ground Floor	14,806	1,375.47
Basement	8,597	798.66
First Floor	16,040	1,490.12
Total GIA	39,443	3,664.25

N.B. Units can be subdivided/reconfigured depending on requirements.

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

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

VAT

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

VIEWING

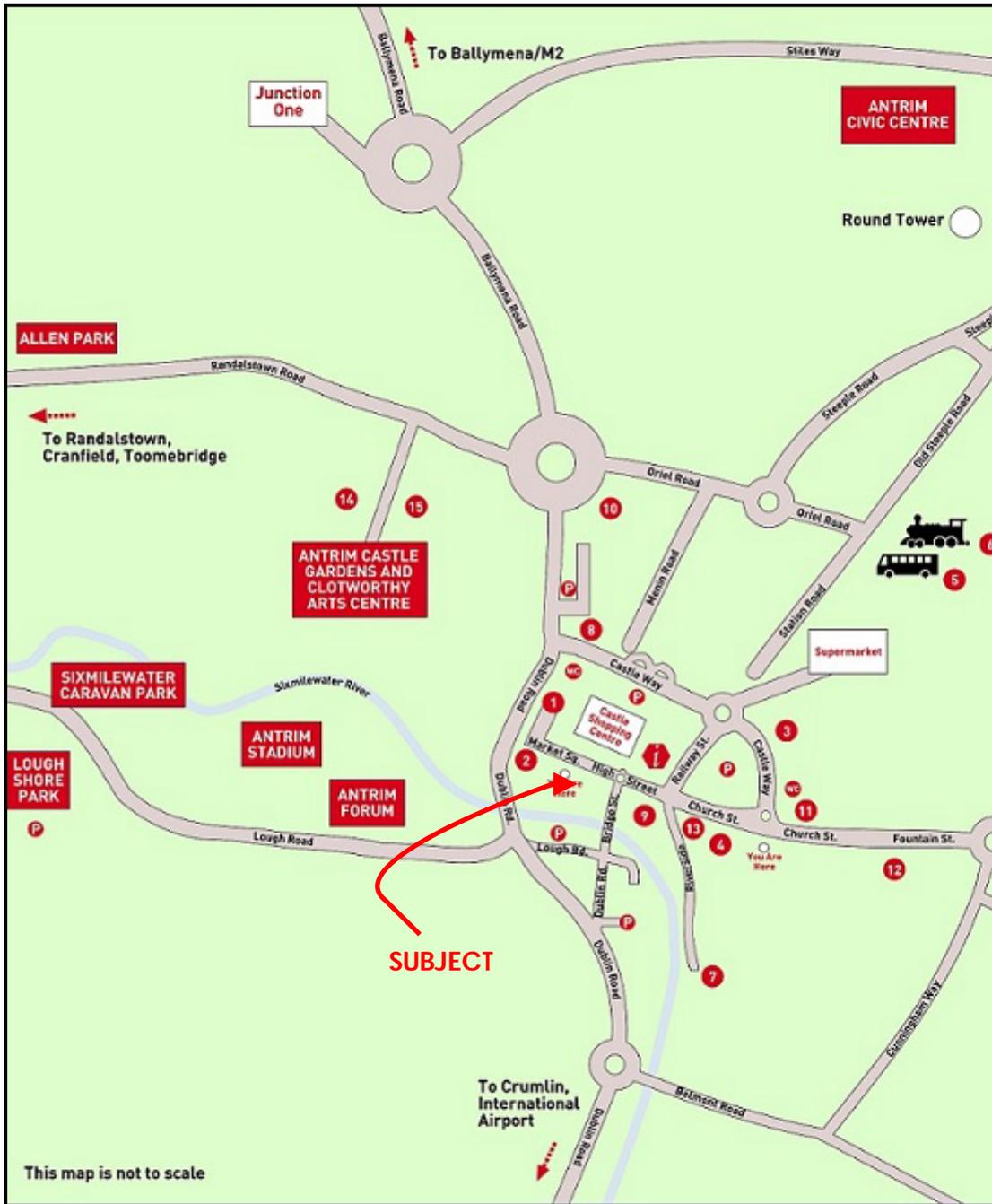
Further information can be obtained from:

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This property is owned by a company within Karl Group

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 Pogue'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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