



FOR SALE Town Centre Investment Opportunity Producing £15,070 Per Annum
69 Church Street, Antrim, BT41 4BE



LOCATION

Antrim is a popular provincial town located c. 18 miles north of Belfast and c. 12 miles south of Ballymena.

Centrally located in Northern Ireland and accessed via three junctions of the M2 Motorway, Antrim enjoys unrivalled access to the Province's road networks, and ports and being only c. 4 miles from Belfast International Airport.

The subject property is located on Church Street in the centre of the town, benefitting from a high level of passing vehicular and pedestrian traffic. Neighbouring occupiers include Small & Marken Solicitors, Antrim Tyre Company and Bairds of Antrim Funeral Directors.

DESCRIPTION

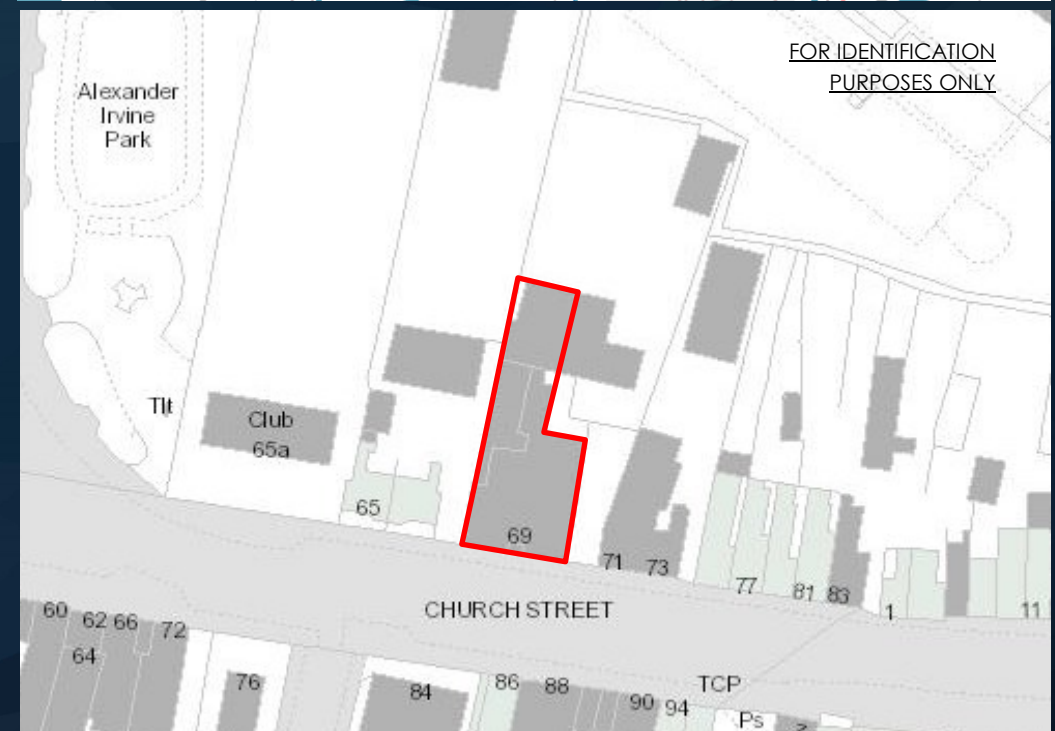
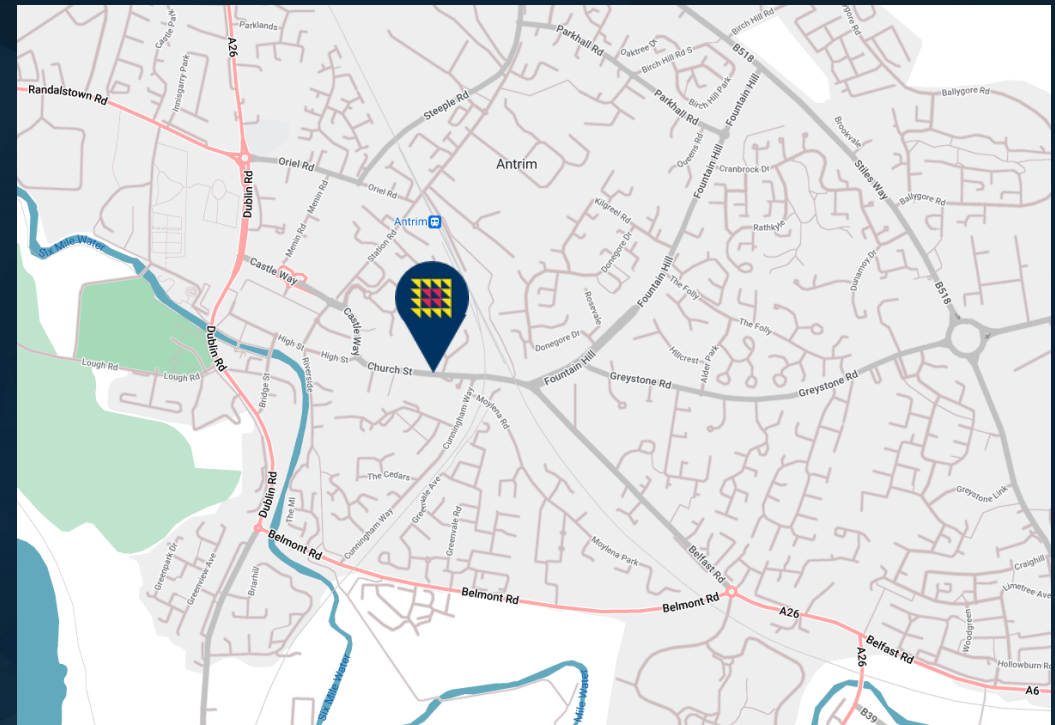
The subject comprises a three storey period building of traditional construction with a stone external finish and a pitched tiled roof.

Most of the ground floor is let to Baan Thai Restaurant and is laid out to provide takeaway / reception area, restaurant, kitchen, walk in fridge, and customer & Staff WC's.

The remainder of the ground floor and upper floors are let to Girassol charity, with the ground floor providing retail accommodation and the upper floors comprising storage space.

TENANCY SCHEDULE

Tenant	Description	Area (Sq ft)	Rent (Per Annum)	Lease Details
Baan Thai	Ground Floor	C. 2,776 sq ft	£7,270 p.a.	(Overholding)
Girassol	Ground Floor	C. 670 sq ft	£7,800 p.a.	(Overholding)
Girassol	First Floor	C. 1,293 sq ft	-	(Overholding)
Girassol	Second Floor	1,356 sq ft	-	(Overholding)
	TOTAL	C. 6,095 sq ft	£15,070	



SALES DETAILS

PRICE: We are seeking offers in the region of £200,000
 TITLE: We assume the property is held under freehold title
 VAT: All prices, outgoing etc are exclusive of, but may be subject to VAT.

NAV / RATES

We are advised that the current NAV for the subject is as follows:

Description	Rateable Value	Estimated Rates Payable
69A Church Street	£8,800	£4,611.03 (Currently Exempt)
69B Church Street	£14,500	£7,597.72
69D Church Street	£6,750	£3,536.87 (Currently Exempt)
69F Church Street	£920	£428.06
69H Church Street	£1,900	£995.56

The commercial rate in the pound for 2022 / 2023 is £0.523981.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

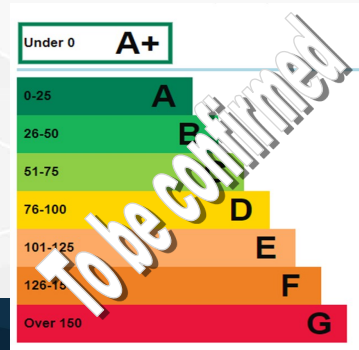


Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE NO: 9169

EPC CERTIFICATE



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.