

OK
T



TO LET

Unit 1D, 55-59 High Street, Antrim BT41 4AY

Retail / Office Unit extending to c. 79 sq m (845 sq ft)

LOCATION

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from excellent transport links to the M2 Motorway and A26, which provides quick and direct access to all parts of the Province, Belfast International Airport and Belfast and Larne Ports.

The subject is located on High Street within the town centre and occupies a prominent position opposite Castle Mall Shopping Centre.

A number of units within the building have also recently been let with new tenants including Antrim & Newtownabbey Borough Council, Peregá and the Housing Executive.

DESCRIPTION

The subject comprises a well fitted ground floor retail unit with suspended ceilings, spot lighting, air conditioning, separate office, kitchenette and WC facilities are available with the adjoining mall.

The unit is suitable for a wide variety of uses subject to landlord and any necessary planning consents.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

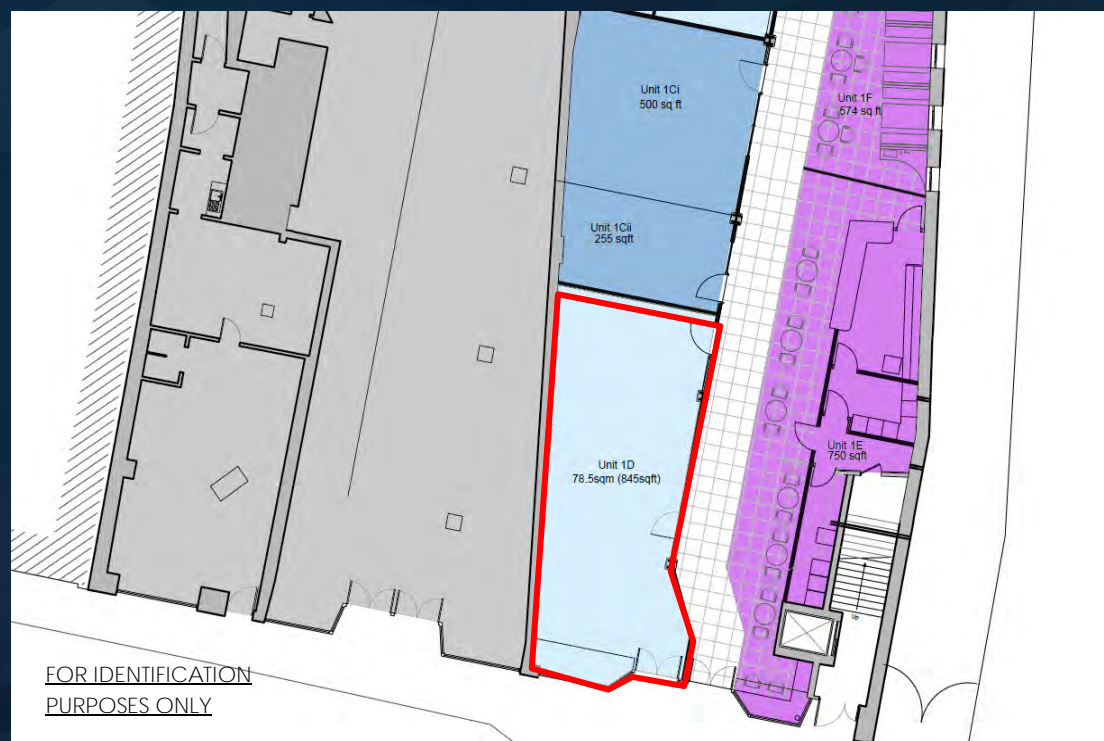
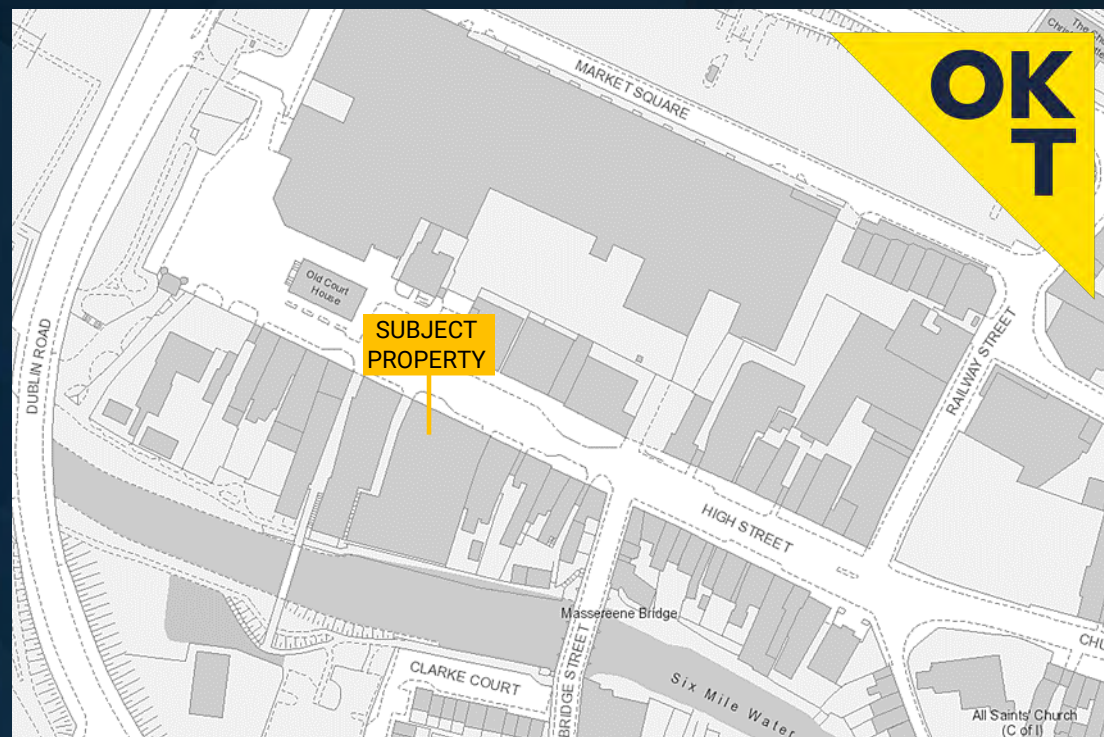
AREA (SQ FT)

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 1D	C. 79 sq m	845 sq ft

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/uksl/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.

REF: 9470



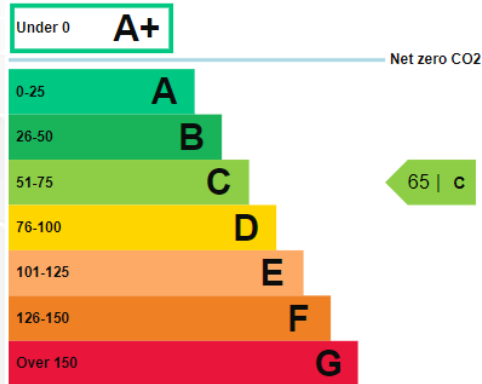
LEASE DETAILS

- RENT:** £13,000 per annum.
- TERM:** Negotiable.
- REPAIRS:** Tenant responsible for all internal repairs plus a contribution to the maintenance and upkeep of the building and common areas by way of service charge.
- VAT:** All prices, outgoings etc are exclusive of, but may be subject to VAT.

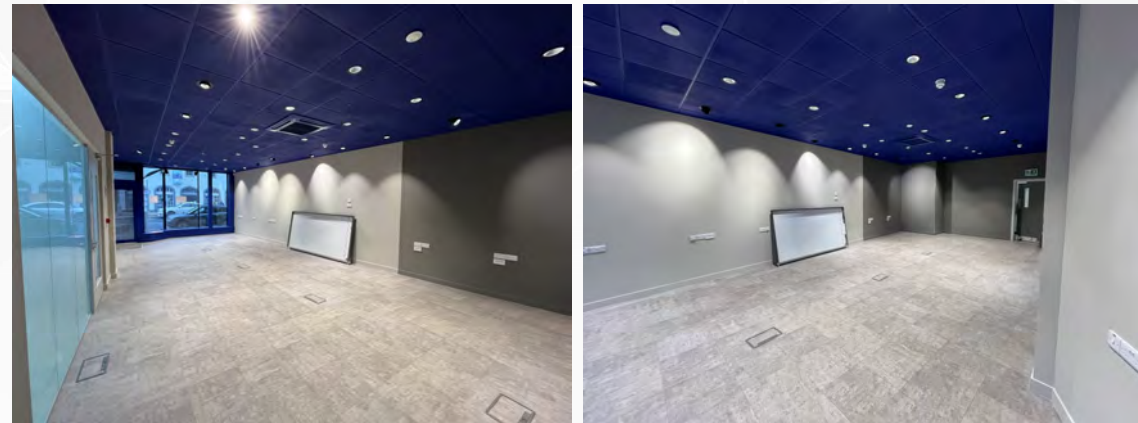
NAV (RATES PAYABLE)

NAV: £10,500. Estimated rates payable in accordance with LPS website: £5,681.33.

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



EPC DETAILS



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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