



Instinctive  
Excellence  
in Property.

# To Let

Coffee Shop/Hot Food Unit  
c. 1,200 sq ft (112 sq m)

Unit 1 DeCourcy Shopping Centre  
11 Antrim Street  
Carrickfergus  
BT38 8AG

CAFE



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### EPC



### Location

Carrickfergus has a population of c. 40,000 and a wider catchment of c. 100,000 within a 15 minute drive. The town is located 10 miles north east of Belfast and benefits from excellent communication links, with convenient access to the A2, M5 and M2 motorways and NIR rail networks.

Mid and East Antrim Council Civic Centre is immediately adjacent to the property. Tesco, Sainsbury's, Lidl and Marks and Spencer are all located within the town.

### Description

Due to tenant retirement, exciting opportunity exists to acquire successful business. Ready to go unit which is currently fully fitted to a high standard cafe, ready for immediate occupation. Various kitchen appliances including stainless steel worktops, multiple fridges and freezers and existing furniture to remain.

The unit is situated in a prominent position within the Centre, adjacent to Home Bargains, New Look, Iceland and Poundstretcher.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Cafe	1,200	112

### Lease Details

- Term:** Flexible terms available
- Rental:** £10,000 per annum exclusive of VAT
- Service Charge:** £313 per month plus VAT



Photo taken during previous tenant's occupation.

## Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £6,400  
**Rate in the £ for 2024/2025:** £0.672415  
**Estimated rates payable:** £4,303.46

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



Photo taken during previous tenant's occupation.

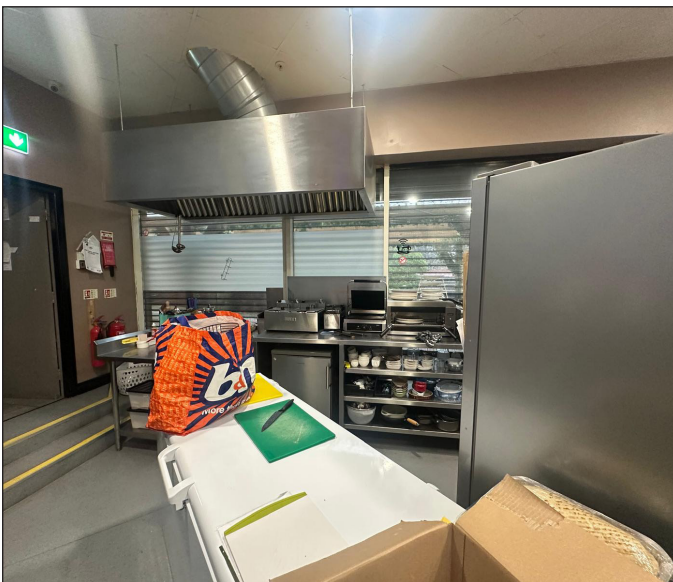
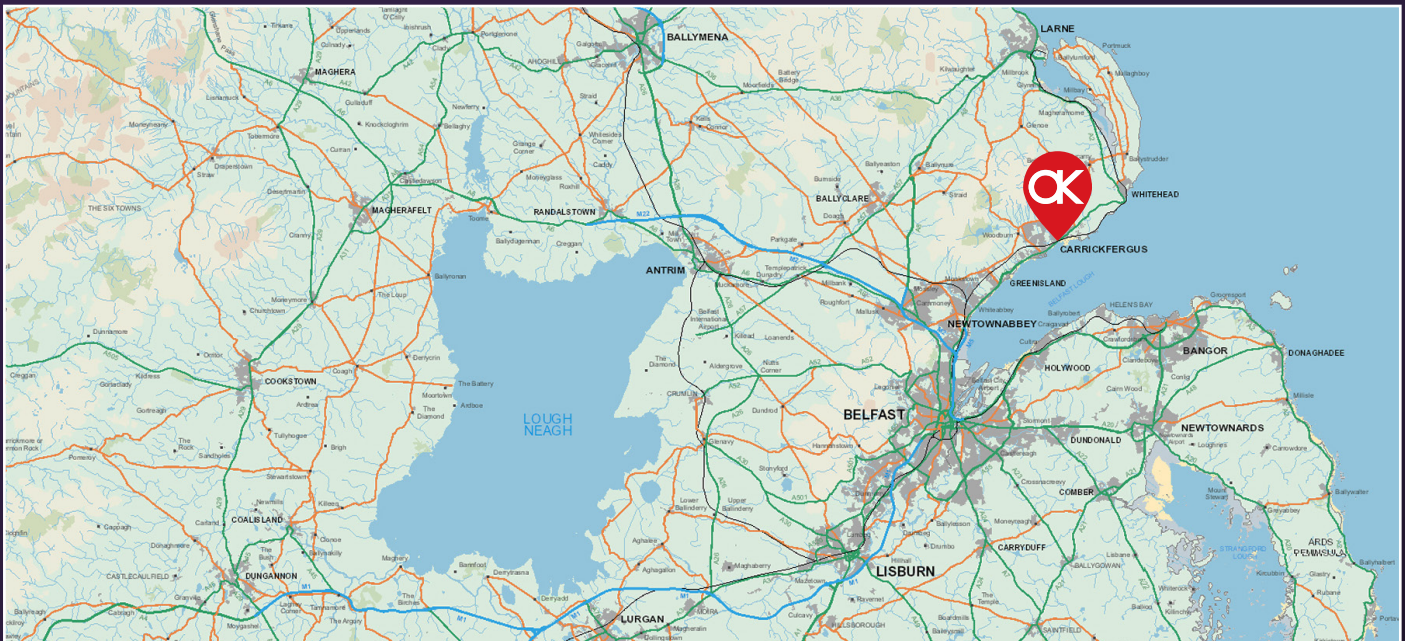


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## CUSTOMER DUE DILIGENCE

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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.