



## To Let Retail Premises

1 North Street, Carrickfergus, BT38 7AQ

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**FRAZER  
KIDD**

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## Summary

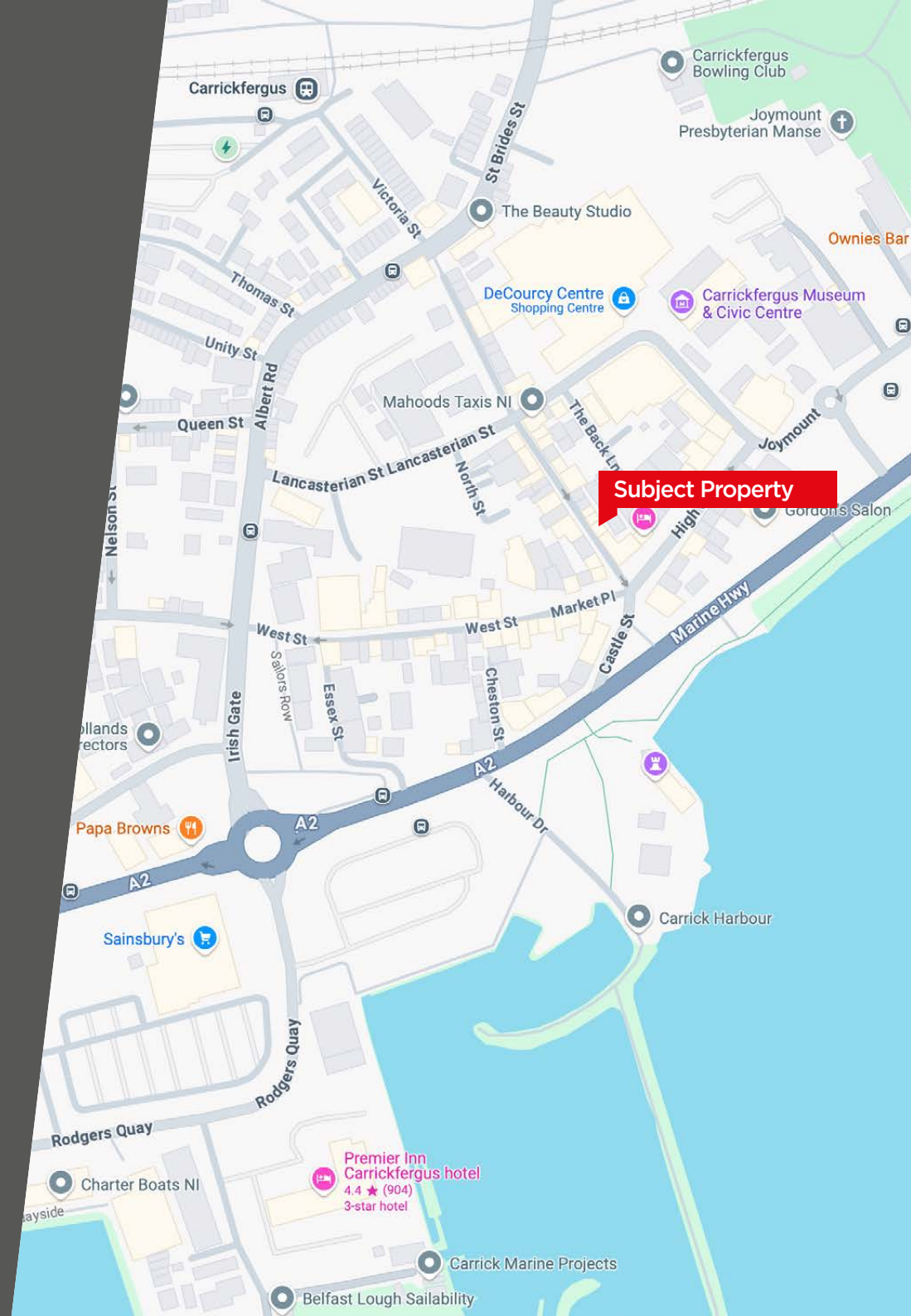
- Prominent commercial premises fronting onto North Street, Carrickfergus.
- Spacious retail shop with roller shutter access.
- The premises is finished to a good standard extending to c.1,228 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The subject property occupies a prominent location on the North Street, Carrickfergus. This property is close to a vast array of independent retailers and is situated nearby to the public car park off Lancasterian Street.

## Description

The subject property comprises of an open plan sales area on the ground floor, a sales area on the first floor with storage, a kitchenette and W/C. The property is finished to a good standard to include plastered and painted walls, carpeted flooring with fluorescent strip lighting.



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## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales area	55.69	600
First Floor	Sales area	33.71	363
	Store	24.56	265
	W/C		
<b>Total Approximate Net Internal Area</b>		<b>113.96</b>	<b>1,228</b>

## Lease

Length of lease by negotiation

## Rates

NAV: £6,450

Non-Domestic Rate in £ (24/25): 0.672415

Rates Payable: £4,337.08 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £6,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part and repayment of building insurance.

## Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

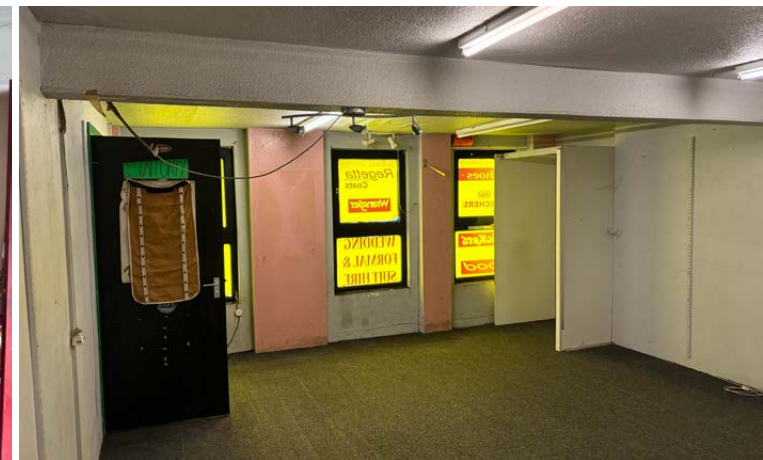
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

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07957 388147  
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## EPC

