



**To Let (By Way Of Assignment) Retail Unit**

Unit 2, Castle Walk, Antrim BT41 4DN



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

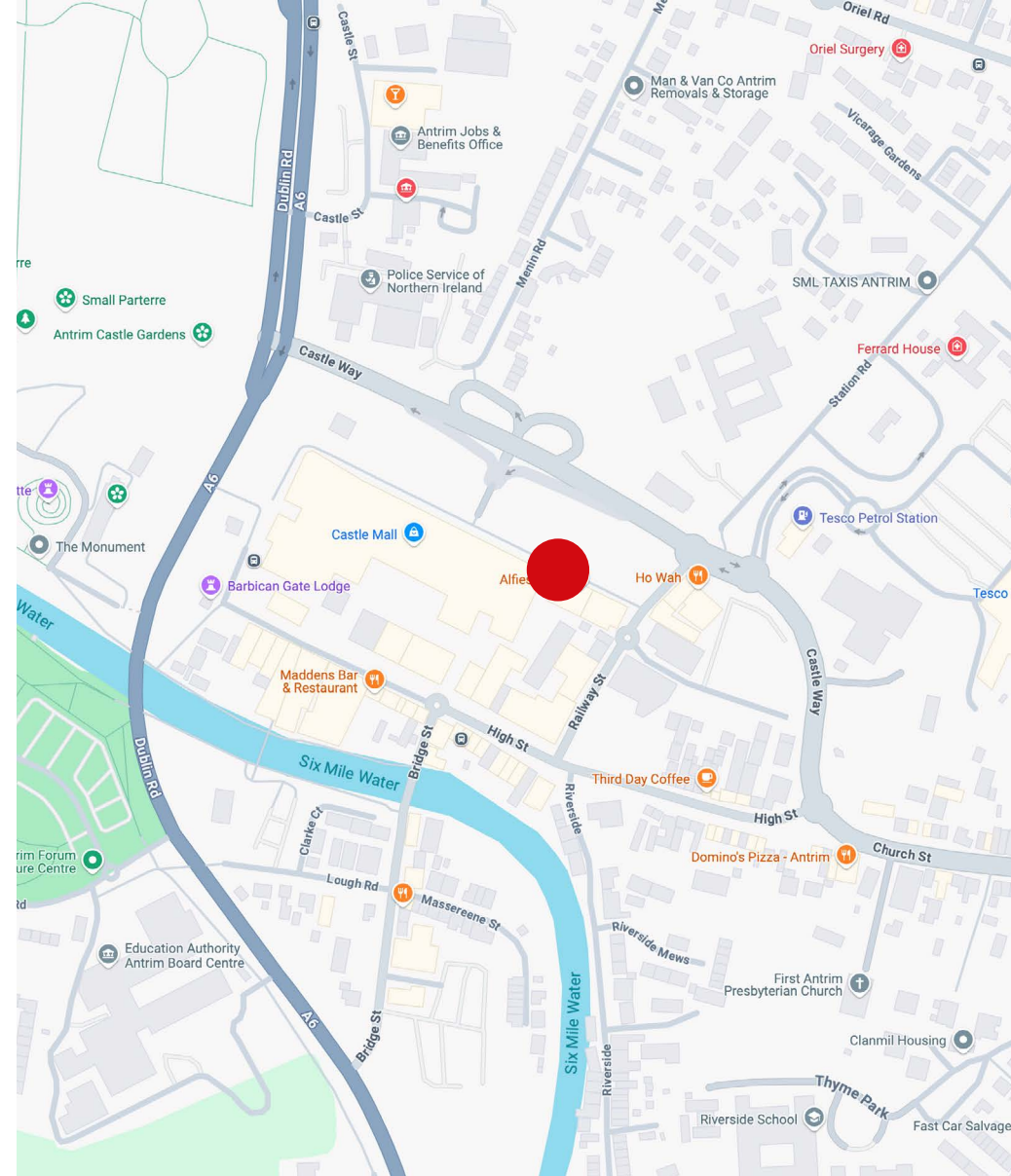
- Modern shop unit with superb parking
- High profile location in Antrim town centre
- Available immediately

## DESCRIPTION

- Modern retail unit prominently situated adjacent to the Castle Mall Shopping Centre, where retailers include Gordon's Chemists, New Look, Superdrug, Holland & Barrett, Poundstretcher and Specsavers, together with the recently opened 8,500 sq ft Lynas Food Outlet.
- The shop is directly opposite the 600 space free Antrim Central Car Park.
- The unit is finished with roller shutter, black anodised shop front, smooth plastered and painted walls and suspended ceiling with fluorescent strip lighting.

## LOCATION

- Antrim town is located on the north shore of Lough Neagh and is approximately 18 miles north west of Belfast.
- It has a population of 23,500 people in the 2011 Census. It is the county town of County Antrim and the administrative centre for Antrim & Newtownabbey Council area which has a resident population of approximately 143,756 (NISRA, 2020).
- With excellent transport links, Antrim is approximately 5 miles from Belfast International Airport, 20 miles from Belfast City Centre and 20 miles from both the Ports of Belfast and Larne.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	65.42	704
Kitchen	8.31	89
Store	5.67	61
WC		
<b>Total</b>	<b>79.4</b>	<b>854</b>

## LEASE DETAILS

Term:	10 years from 30th September 2021.
Rent:	£12,000 per annum, exclusive until 31st March 2026. Rent to rise to £13,500 per annum, exclusive from 1st April 2026.
Service Charge:	Levied to cover a fair proportion of Landlord's costs of external repairs, cleaning and maintenance of communal areas, security and agent's management fees.
Repairs and Insurance:	Tenant responsible for internal repairs to the premises and for paying a fair proportion of the building insurance premium.
Value Added Tax:	The property is registered for Value Added Tax and therefore, VAT will be payable on all outgoing.

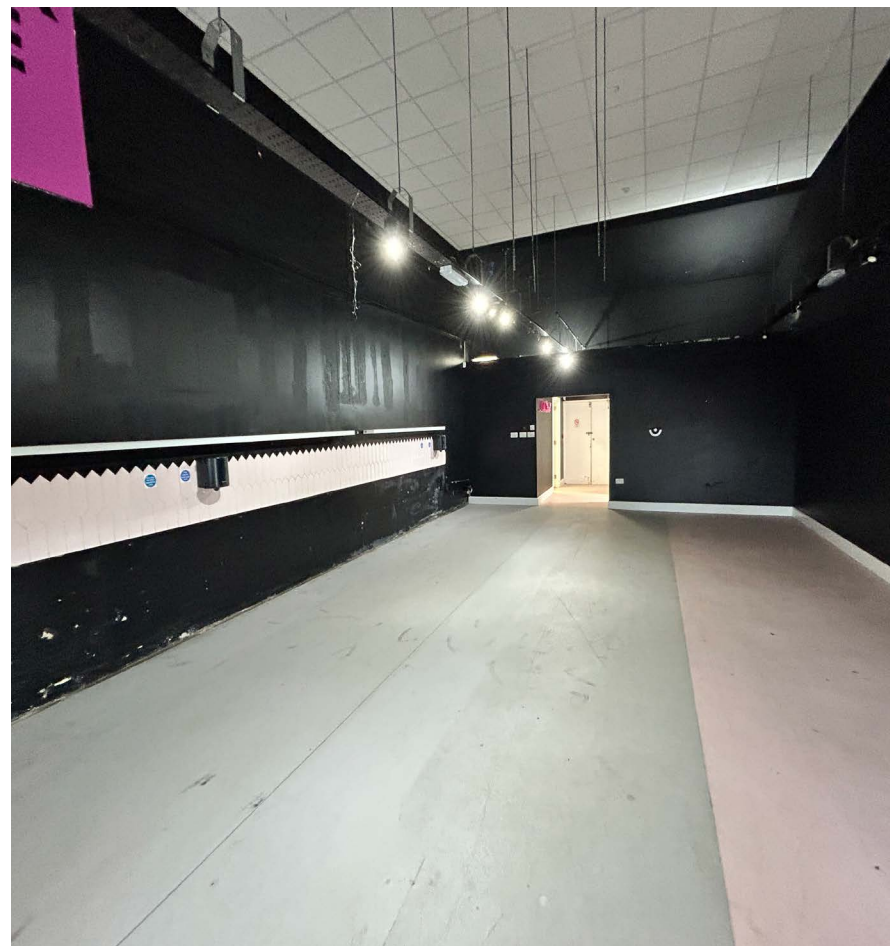
## RATES

NAV = £9,250

Rate in £ 2024/25 = 0.565328

Rates payable 2024/25 = £4,183 (inc 20% Small Business Rates Relief)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.



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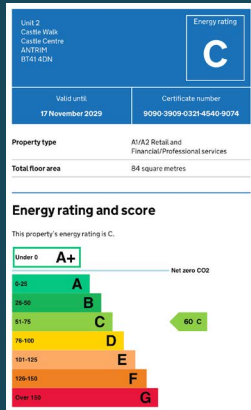
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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