



To Let Shop Unit

Unit 3 Victoria Road Shopping Centre, Carrickfergus BT38 7JE



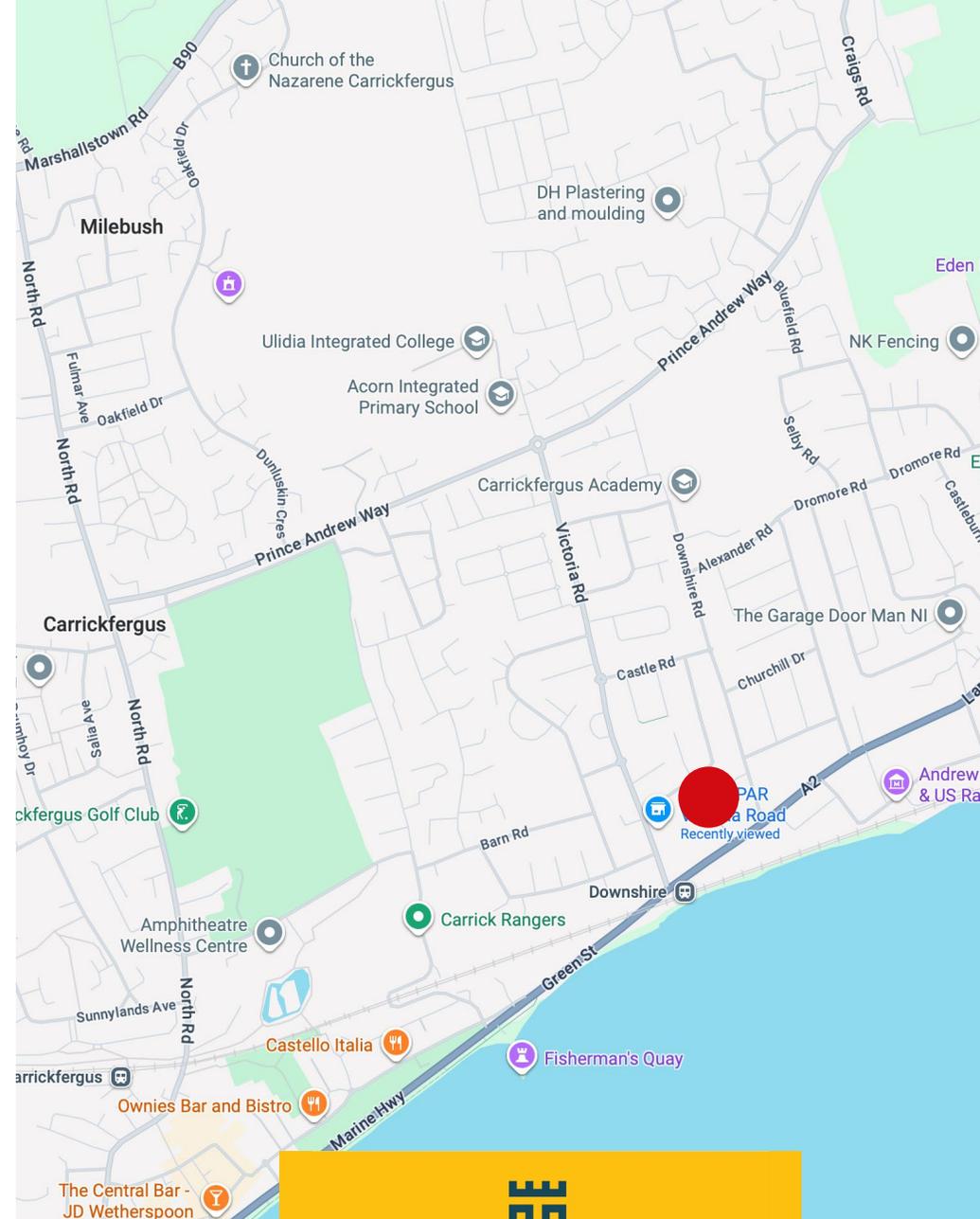
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LOCATION & DESCRIPTION

- Retail unit which occupies a prominent location within a well established neighbourhood shopping centre, anchored by Eurospar Supermarket. Other occupiers in the centre include Wineflair, Medicare Pharmacy, Mackey Opticians, The Hot Spot Takeaway and Victoria Drycleaners.
- Superb opportunity for businesses to acquire a unit, formerly in use as a hairdressing salon, within this popular shopping centre, which benefits from an abundance of free on-site car parking.
- The unit is finished to include electrically operated roller shutter, aluminium frame shop front, ceramic tiled floor coverings, plastered and painted walls, suspended ceiling with recessed strip fluorescent lighting and gas central heating.



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ACCOMMODATION

Description	Sq M	Sq Ft
Internal Frontage	5m	16' 5"ft
Sales Area/Salon	46.2	497
Store 1	3.6	39
Kitchen	6.0	64
WC		
Total Net Internal Area	55.8	600

LEASE DETAILS

Term:	4 years.
Rent:	£15,000 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the costs of external repairs, maintenance of car park, agent management fees and other reasonable outgoings of the Landlord.

RATES INFORMATION

NAV: £6,500
Rate in £ 2026/2027 = 0.696348
Rates Payable = £3,621.00
Including small business rate relief.
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for Value Added Tax. Vat will be payable on the rent and other outgoings.



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CONTACT

For further information or to arrange a viewing contact:

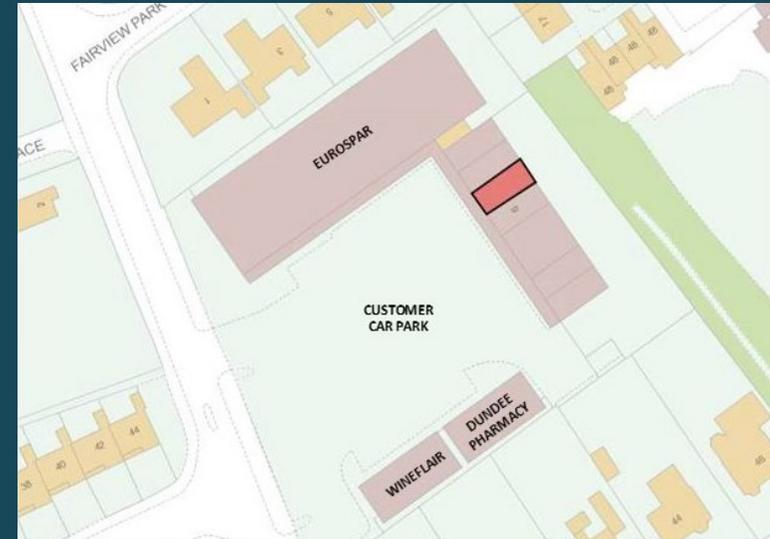
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