



Instinctive
Excellence
in Property.

For Sale

Investment Opportunity

12-14 High Street
Carrickfergus
Co. Antrim
BT38 7AF

RETAIL

LAST BIDS ACCEPTED ON
FRIDAY 24 SEPTEMBER 2021

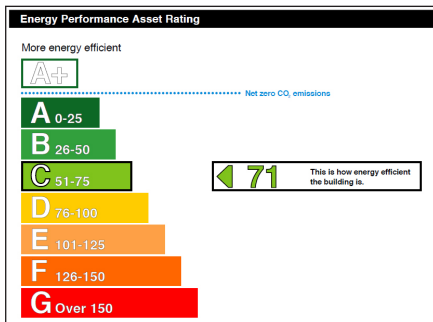


Investment Opportunity

12-14 High Street
Carrickfergus
Co. Antrim
BT38 7AF

RETAIL

EPC



Location

Carrickfergus is a popular coastal town in East Antrim with a population of approximately 28,000. It is located 12 miles east of Belfast and 13 miles south of Larne. Carrickfergus benefits from excellent transport links via the Shore Road dual carriageway, the motorway network and the NI Railway network.

The property is located on the town centre prime retailing pitch and is surrounded by a mix of retail and office users to include Ulster Bank, Nationwide, Medicare Pharmacy and Reeds Rains Estate Agency.

Description

This 3 storey mid terraced unit comprises a mix of retail, office and storage accommodation as well as a private service yard to the rear. It is finished to a high standard throughout to include:

- Painted and plastered walls
- Carpeted flooring
- LED lighting
- WC facilities
- Disabled access
- Electric heating

Internally the ground floor is primarily open plan with WC's, a store room and an office located to the rear. Both the first and second floor are sub-divided into smaller storage rooms.

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	3831.6	355.97
First Floor	757	70.35
Second Floor	784	72.92
Total	5,372.6	499.2

Lease Details

Tenant	Term	Rent	Rent Review	Repair
The Factory Shop	10 years from 2nd October 2017 with a break on the anniversary of the 5th year subject to 6 months prior written notice.	£19,000 per annum	Open market value at the anniversary of the 5th year.	Full repairing and insuring lease.

Rates

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

NAV: £27,000

The current non-domestic rate in the pound for 2020/2021 is £0.588186.

VAT

All prices quoted are exclusive of but may be liable to VAT.

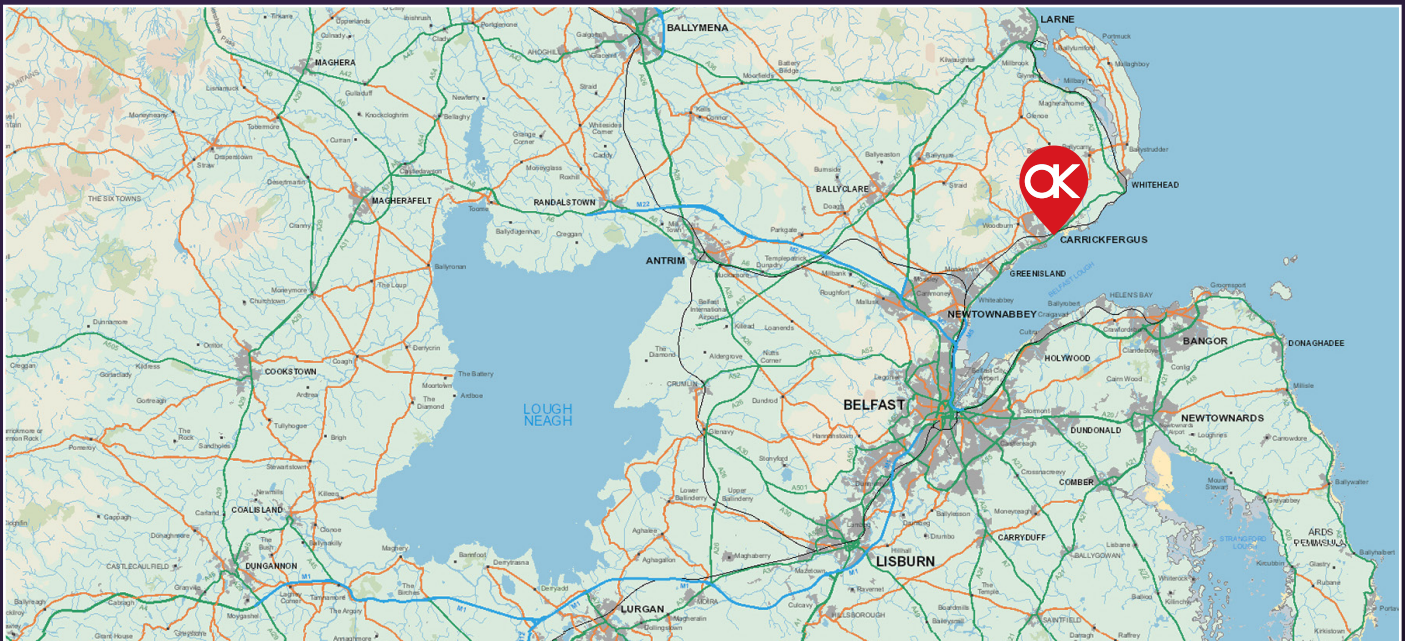
Price

We are instructed to seek offers in excess of £225,000 (two hundred and twenty five thousand pounds). A purchase at this level would reflect a Net Initial Yield of 8.2%. Last bids accepted on Friday 24th September 2021.





FOR IDENTIFICATION PURPOSES ONLY



MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

Osborne King, The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📷 📺 📱

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: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. 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.