

TO LET



Excellent Retail Unit c.597 sq.ft (55.5 sq.m)

46A High Street
Antrim
BT41 4BX

- Modern Retail Unit
- Prime location on High Street
- Suitable for a variety of uses subject to the necessary planning consents

LOCATION

Antrim is a large provincial town located c.19 miles from Belfast and c. 11 miles from Ballymena. The town enjoys excellent transport links with easy access to the M2 motorway network.

The subject property fronts onto High Street and is located in the main retailing and office core of Antrim town centre. There is on street parking and a number of public car parks located in the immediate vicinity.

DESCRIPTION

Internally the unit is well presented throughout and finished to include suspended ceilings, recessed LED lighting, plaster / painted walls and carpet floor covering.

The subject property is also fitted to include air conditioning and a glazed shop front.

W.C facilities are contained within.

ACCOMMODATION

The accommodation extends to c. 597 sq ft.



LEASE DETAILS

Rent: £10,500 per annum excl.

Term: Subject to negotiation.

The space will be offered on Full Repairing and Insuring terms.

SERVICE CHARGE

Tenant responsible for service charge in respect of upkeep of exterior and common areas

INSURANCE

An incoming tenant will be responsible for reimbursing the landlord's building insurance premium.

MANAGEMENT

Tenant is responsible for the landlord's agents management fee of 6% annual rent plus VAT.

VAT

The property is not presently opted to tax therefore there will be no VAT charged upon the annual rent.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £7,450.

The current commercial rate in the pound is £0.541079 (2023/24) therefore the approximate rates payable in 2023/24 are £4,031.

We understand the property may be eligible for Small Business Rates Relief of 20%.

Interested parties are advised to make their own enquiries to rates.

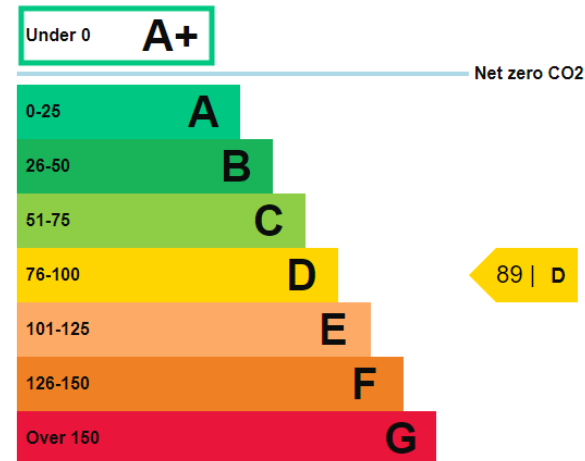
EPC

The property has an energy performance rating of D89.

The full certificate can be made available upon request.

Energy efficiency rating for this property

This property's current energy rating is D.



LOCATION



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 McConnell Chartered Surveyors. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 **JLL** Alliance Partner

Contact: Philip Culbert

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