



FOR IDENTIFICATION PURPOSES

# FOR SALE / TO LET

Retail ./ Office Accommodation extending to c. 1,263 sq ft

**37 High Street, Antrim, BT41 4AX**

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# LOCATION / DESCRIPTION

Antrim is located approximately 18 miles north of Belfast and 12 miles south of Ballymena.

The town is located in a strategic position and benefits from three junctions onto the M2 motorway. Antrim is on the main railway link between Belfast and Londonderry and is in close proximity to Belfast International Airport.

The subject is located on High Street within the town centre and comprises a three storey commercial building together with a small basement storage area

The property is suitable for a wide variety of uses, subject to any necessary planning consents.

# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 32 sq m	C. 347 sq ft
BASEMENT	C. 21 sq m	C. 228 sq ft
FIRST FLOOR	C. 35 sq m	C. 374 sq ft
SECOND FLOOR	C. 29 sq m	C. 314 sq ft
<b>TOTAL NET INTERNAL AREA</b>	<b>C. 117 sq m</b>	<b>C. 1,263 sq ft</b>

# LEASE DETAILS

RENT: £8,000  
TERM: Negotiable

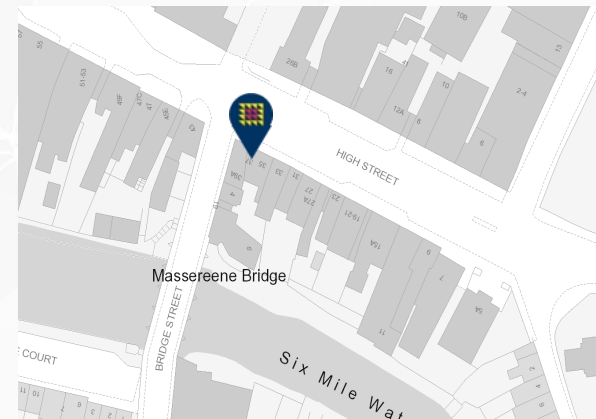
# SALES DETAILS

PRICE: Offers in the region of £90,000  
TITLE: We assume the property is held under freehold title  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

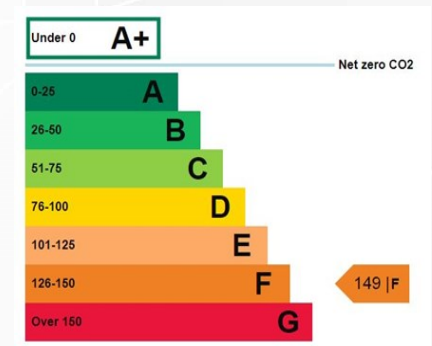
# NAV

NAV: £4,700.  
Estimated rates payable in accordance with LPS website: £2,462.71

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.



# EPC CERTIFICATE



# CONTACT DETAILS

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