

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

FIRST FLOOR OFFICE
PREMISES

26 CHURCH STREET
ANTRIM
BT41 4BA

c. 138.10 M² (1,487 FT²)



CONTACT:

Ryan McKenna

E: rmck@mckibbin.co.uk

McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

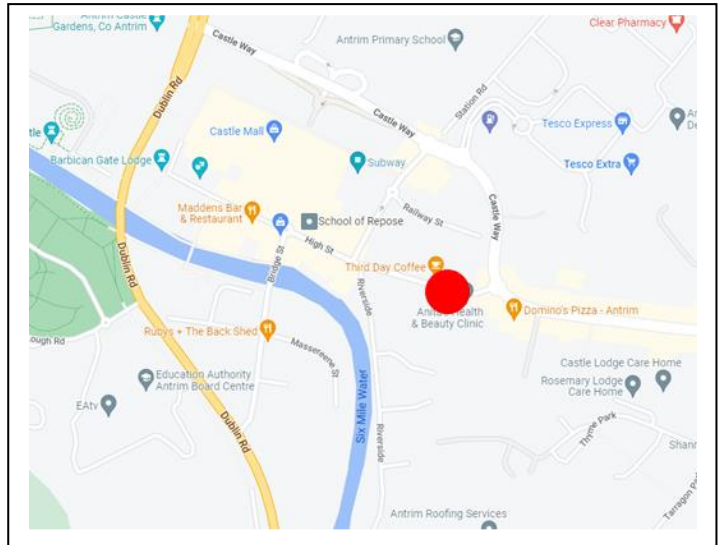
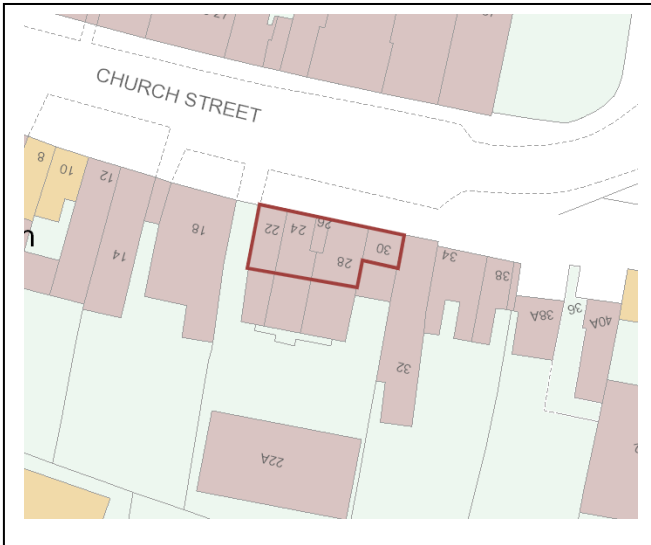
- Antrim is located on the north shore of Lough Neagh and is approximately 18 miles north west of Belfast and only 5 miles from Belfast International Airport. It has a population of 23,500 people in the 2011 Census. It is the county town of County Antrim and the administrative centre for Antrim & Newtownabbey Council area which has a resident population of approximately 139,000.
- The subject premises comprises a self-contained, first floor office and currently benefits from medical use.
- The premises are fitted to a reasonable standard and are available with minimal ingoing expenditure.
- The property is available for immediate occupation.

mckibbin.co.uk

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

To Let

FIRST FLOOR OFFICE PREMISES 26 Church Street, Antrim, BT41 4BA



LEASE DETAILS

Term:
5 years.

Rent:
£12,000 per annum,
exclusive.

Rent Review:
Upwards only at the expiry of
the fifth year.

Repairs & Insurance:
Tenant responsible for
internal repairs to the
premises, together with
reimbursement of the building
insurance premium to the
Landlord.

Service Charge:
Levied to cover a fair
proportion of the cost of
external repairs and other
reasonable outgoings of the
Landlord.

ACCOMMODATION

Ground floor	Area
Entrance lobby leading to	
First Floor Office	- c. 138.10 m ² (1,487 ft ²)

RATES INFORMATION

NAV £8,350
Rate in £ 2023/24 = 0.541079
Rates payable 23/24 = £3,614.40

(includes 20% Small Business Rates
Relief)

Tenant to make their own enquiries
with Land & Property Services.

VAT

The premises are registered for Value
Added Tax.

EPC

