

TO LET



Prime Town Centre Retail Unit c.1,604 sq ft (c.149.02 sq m)

7 Market Place
Carrickfergus
BT38 7AW

- Retail unit fitted out to a high standard with extensive storage area to the rear.
- Prominent location within Carrickfergus.
- Flexible lease terms available.

LOCATION

Market Place is a pedestrianised retail area within Carrickfergus Town Centre located at its junction with High Street and North Street.

The subject property is situated on the upper section of Market Place in a terrace of units, with an excellent mix of neighbouring occupiers to include Nationwide Building Society, Ulster Property Sales and Ollie's Bistro.

DESCRIPTION

The unit is situated on a prominent high street location, comprising a large retail sales area with an abundance of storage to the rear along with male and female WC facilities.

The unit benefits from a powder coated aluminium shop front with an electric roller shutter, a three phase electricity supply and an alarm system in situ. The sales area is fitted to a good standard with plastered and painted ceiling with recessed and panel LED lighting and a carpeted floor.

The rear storage unit accommodation comprises a mix of hardstanding / carpeted floor covering and an exposed ceiling with fluorescent strip lighting and double width access doors to the rear.

There is also provision for 2 cars to park to the rear of the unit.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Sales	918	85.29
Storage	686	63.73
Net Internal Area	1,604	149.02



LEASE

- Term:** Negotiable.
- Rent:** £12,500 per annum.
- Service Charge:** A service charge will be levied to cover a proportionate cost of external roof repairs and maintenance at £400 per annum. Further details upon request.
- Insurance:** The landlord will recover a proportionate cost of the building insurance premium from the tenant, estimated at £890 for 2024.

RATES

We have been advised of the following from LPS:

- NAV:** £9,550
- Poundage for 2024/2025:** 0.565328
- Rates payable estimate:** £5,400

This property may also benefit from small business rate relief of 20%.

Interested parties are advised to make their own enquiries in respect of rates.

EPC

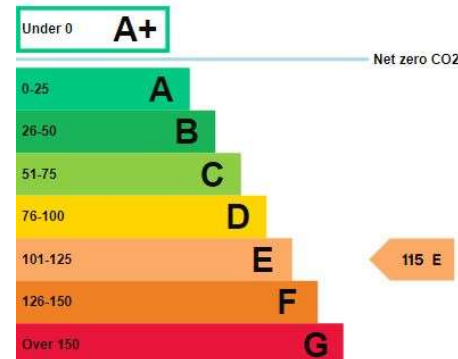
The property has an energy rating of 115E. Full Certificates can be made available upon request.

7 Market Place CARRICKFERGUS BT38 7AW		Energy rating E
Valid until 23 February 2034	Certificate number 7924-7616-1425-0316-3946	

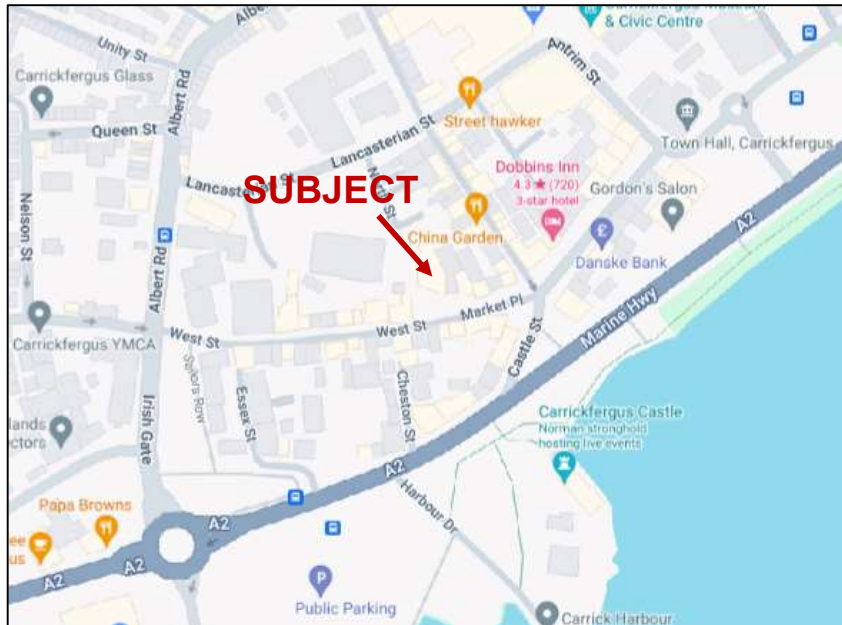
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	146 square metres

Energy rating and score

This property's energy rating is E.



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/ukxi/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 Property. 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.

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VIEWING

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



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