



For Sale Fully Let
Commercial Investment

14-20 Church Street, Antrim BT41 4BA



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

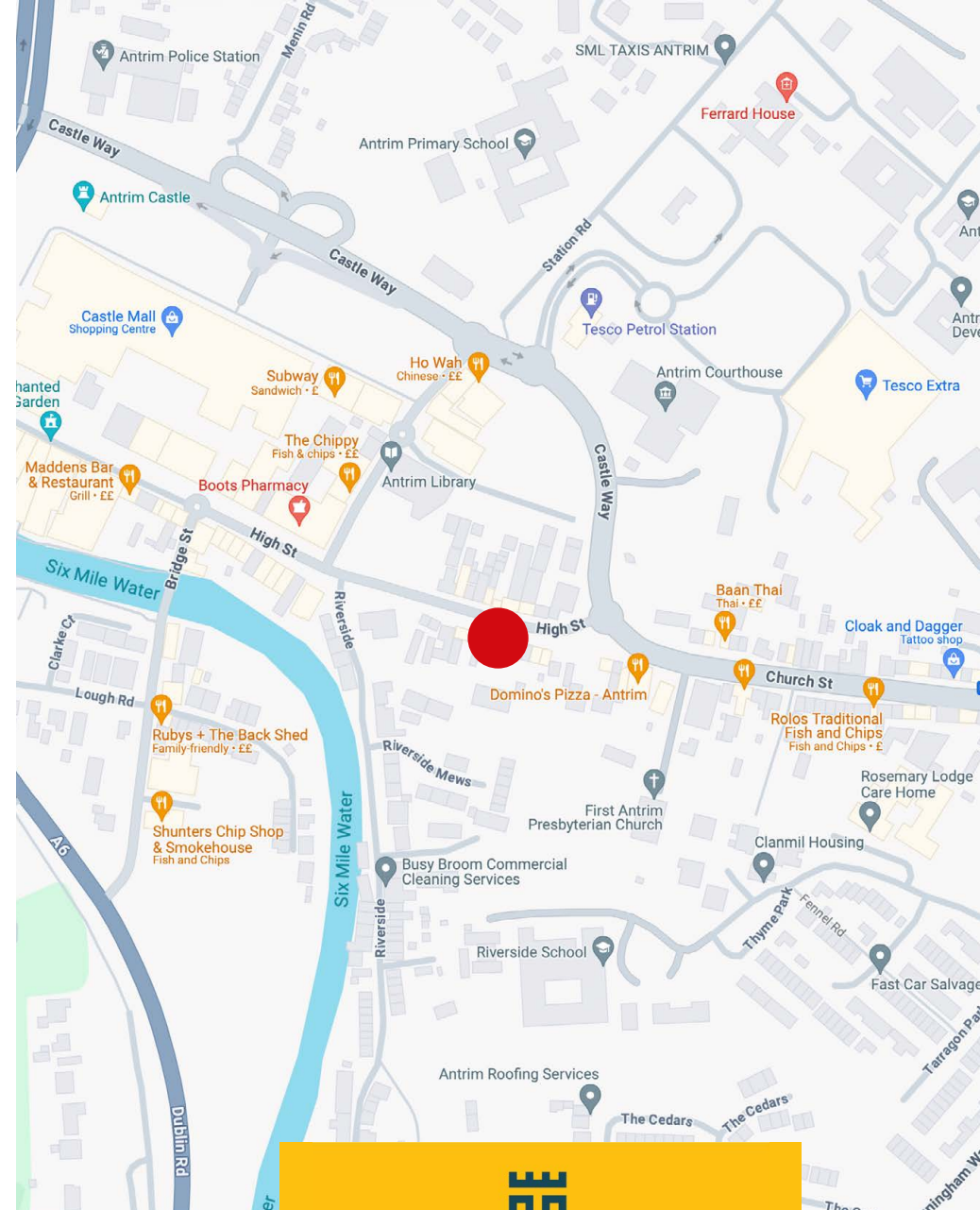
- Fully let commercial investment producing £33,600 per annum.
- Two storey commercial parade with car parking to rear, on a site of 0.23 acres.
- Asset Management opportunities.

LOCATION

- The property is located on the southern side of Church Street in Antrim Town Centre.
- Antrim town is located on the north shore of Lough Neagh and is approximately 18 miles north west of Belfast. It has a population of 23,500 people in the 2011 Census and the administrative centre for Antrim & Newtownabbey Council area, which has a resident population of approximately 143,756 (NISRA, 2020).
- With excellent transport links, Antrim is approximately 5 miles from Belfast International Airport, 20 miles from Belfast City Centre and 20 miles from both the Ports of Belfast and Larne.

DESCRIPTION

- The subject comprises three ground floor commercial units together with first floor offices and car parking to the rear, which is fully let and producing £33,600 per annum.
- Two of the ground floor units are currently in use for gym/leisure use, with a further hot food unit, together with serviced offices t/a 'Loft Serviced Offices', on the first floor.
- The subject comprises a total site area of approximately 0.23 acres with surface car parking to the rear for approximately 16 cars.



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TENANT DETAILS

Address	Floor Area Sq. Ft.	Tenants Trading Name	Rent PA	Term	Lease Start	Lease End	Rent Review	Comments
14-16 Church St	1,093	APF Fitness	£9,000	1 year	05/04/23	05/04/24		Plus two spaces in rear car park
18a Church St	957	Loft serviced offices	£9,000	10 year	01/11/23	01/11/33	01/11/28	Includes licence for six licence for six car park spaces
18 Church St	850	Made in Antrim	£9,000	2 year	24/05/23	24/05/25		
20 Church St	952	Ryan Burnett Private Gym	£6,240	2 year	01/11/22	01/11/24		
Car Park Space			£360					
Total			£33,600					

Note: All leases are held on internal repairing and insuring terms. Copies of all leases are available on request.

RATES INFORMATION

The Net Annual Values detailed on Land & Property Services website are as follows:-

14-16 Church Street	£9,400
18a Church Street	£4,850
18 Church Street	£6,650
20 Church Street	£6,400
Rate in £ 2023/24 =	0.526146

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PROPOSAL

Offers are invited in the region of £400,000, exclusive.

A purchase at this level would equate to a Net Initial Yield of 8.07%, after allowing for purchasers costs.



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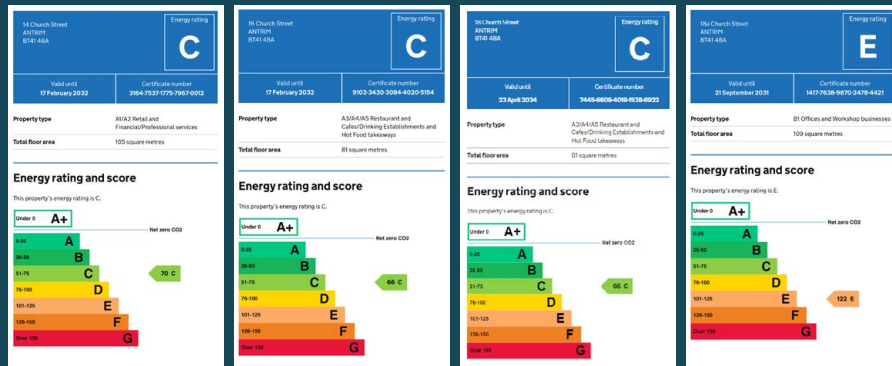
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EPC



14 Church Street

16 Church Street

18 Church Street

18a Church Street

CONTACT

For further information or to arrange a viewing contact:

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Not To Scale. For indicative purposes only.



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