



Office
1,736 sq.ft
028 9024 7111
www.tdkproperty.com

STEPHEN'S
BARBER SHOP
Established 1986

tdk Property
028 9024 7111
www.tdkproperty.com

To Let

Prominent Retail / Office Premises
34 North Street, Carrickfergus, BT38 7AQ



tdkproperty.com 028 9024 7111

- Available for immediate move-in.
- Nearby occupiers include; Boots, Clarks, The Original Factory Shop & Delacey's Bakery.
- High level of passing pedestrian footfall.

LOCATION

Carrickfergus is a large town in County Antrim and is located on the northern shore of Belfast Lough. It has a population of c. 28,000. It is situated 12 miles north-east of Belfast. Carrickfergus is a popular commuter town for Belfast. The subject property is located between the De Courcy Centre and the town's High Street, which is considered the main commercial hub of Carrickfergus. It is close to a wide selection of independent retailers.

DESCRIPTION

This property lends itself well to small businesses and retailers, with a generous ground floor area including a toilet and a staff room. There is additional floorspace for storage on the first and second floor. The property is secured by an electric roller shutter.

ACCOMADATION

Description	Sq. Ft	Sq. M
Ground Floor	1,436	133
First Floor	171	15
Second Floor	128	11
TOTAL	1,736	161

LEASE DETAILS

Term: Negotiable
 Rent: £7,500
 Repairs: Effectively full repairing and insuring



RATEABLE VALUE

We are advised by LPS that the current NAV is £6,650, Rate in the £ for Mid and East Antrim Council, 2024/25 is £0.672415. Estimated Rates Payable 2024/25 is £4,471,56.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC -80 D

An EPC cert can be provided upon request.

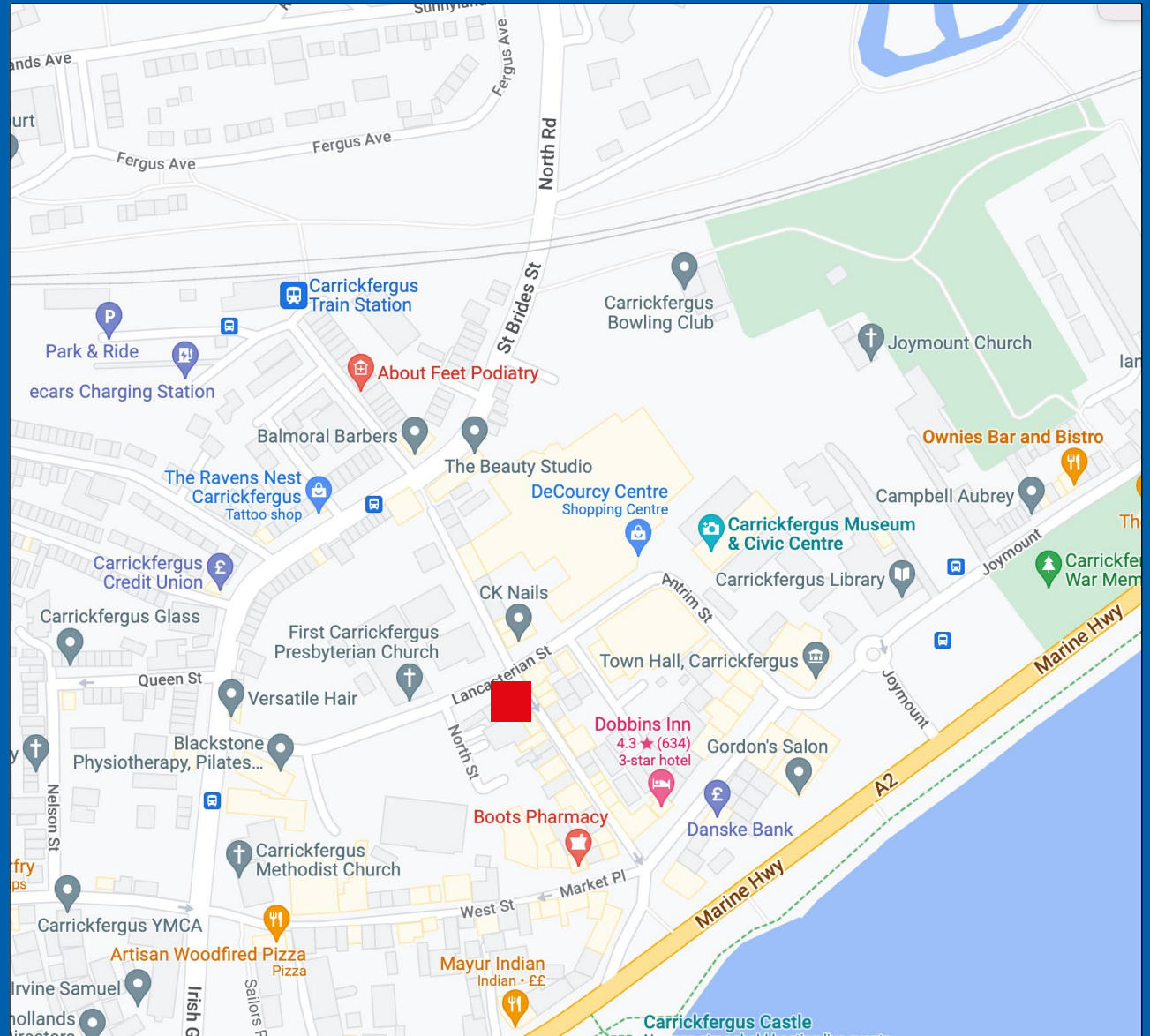
FURTHER INFORMATION

View strictly by prior appointments with agents. For more information or to arrange a viewing please contact:



Mark Thallon
028 9089
07802520008
mark.thallon@tdkproperty.com

Dovydas Naslenas
028 9089 4069
07824038932
dovydas.naslenas@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.