



# To Let

Prominent Retail / Office Premises

**34 North Street, Carrickfergus, BT38 7AQ**

**tdk** | Property

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
<b>TOTAL</b>	<b>1,736</b>	<b>161</b>

#### LEASE DETAILS

Term: Negotiable  
 Rent: £4,500  
 Repairs: Effectively full repairing and insuring



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## RATEABLE VALUE

We are advised by LPS that the current NAV is £6,650, Rate in the £ for Mid and East Antrim Council, 2025/26 is £0.696348. Estimated Rates Payable 2025/26 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.

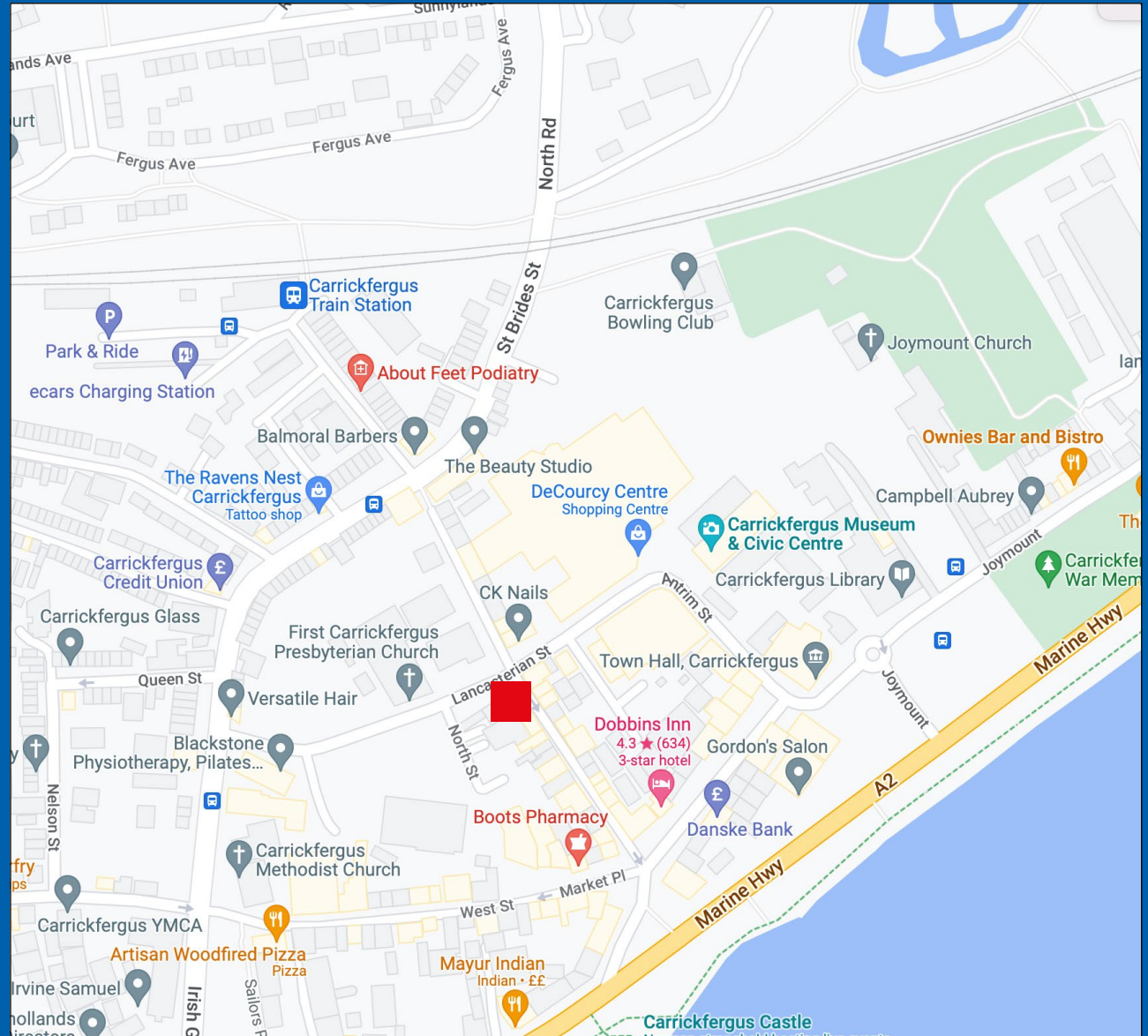
## FURTHER INFORMATION

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



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