



Instinctive
Excellence
in Property.

For Sale

Former Bank Premises
5,521 sq ft (512.91 sq m)

21-23 High Street
Carrickfergus
Co. Antrim
BT38 7AL

OFFICE



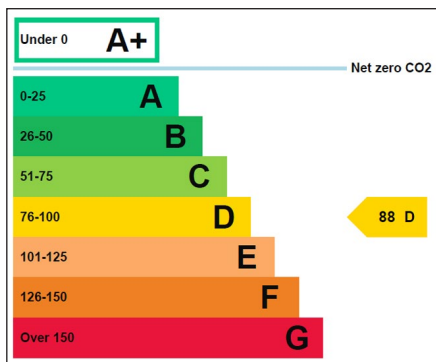
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EPC



Location

Carrickfergus is a provincial town in east Antrim located c. 12 miles east of Belfast and c. 12 miles south of Larne. It benefits from good connections to Belfast via the new A2 dual carriage way and regular rail services. The subject property occupies a prominent position on High Street, the prime retail pitch in Carrickfergus. Neighbouring occupiers include Dobbins Inn, Medicare, Superdrug and Ulster Bank.

Description

The subject property comprises a three-storey building of brick construction with double frontage onto High Street and Marine Highway.

Internally, the property provides a Bank Hall on the ground floor along with office accommodation and ancillary staff facilities on the upper floors which are accessed via 2 no. stairwells. The property has been finished with; carpeted flooring, suspended ceilings with recessed LED lighting, perimeter trunking, and double-glazed windows.

The property also benefits from views over Belfast Lough to the south and may be suitable for redevelopment, subject to obtaining planning and the necessary statutory consents.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

	Description	Sq Ft	Sq M
Ground Floor	Banking Hall	2,972	276.10
	Back Office Till	95	8.83
	Strong Room	316	29.36
		3,383	314.29
Mezzanine	Administration	362	33.63
	Book Room	73	6.78
		435	40.41
First Floor	Reception	380	35.30
	Assistant Manager's Office	221	20.53
	Interview Room	147	13.66
	Manager's Office	229	21.27
		977	90.76
Second Floor	Store	234	21.74
	Store	150	13.94
	Canteen	235	21.83
	Kitchen	107	9.94
		726	67.45
	Total NIA	5,521	512.91

Guide Price

We have been instructed to seek offers in the region of £240,000 exclusive.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£27,400
Rate in the £ for 2024/2025:	£0.672415
Estimated rates payable:	£18,424.17

Title

We understand the premises are held by way of a long leasehold title subject to a nominal ground rent. Further information is available from our clients solicitors:

Johnsons Solicitors, 50/56 Wellington Place, Belfast, BT1 6GF

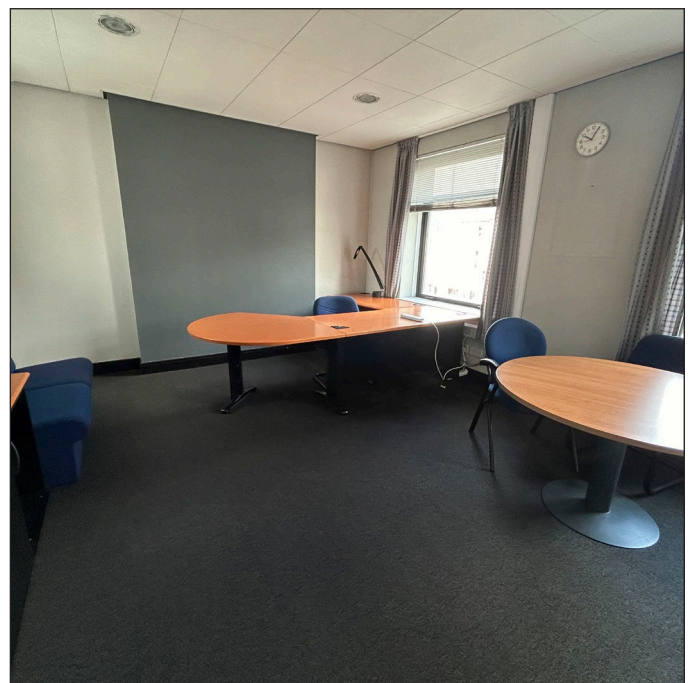
Contact: David Holley
Telephone: 028 9024 0183
Email: david.holley@johnsonslaw.co.uk

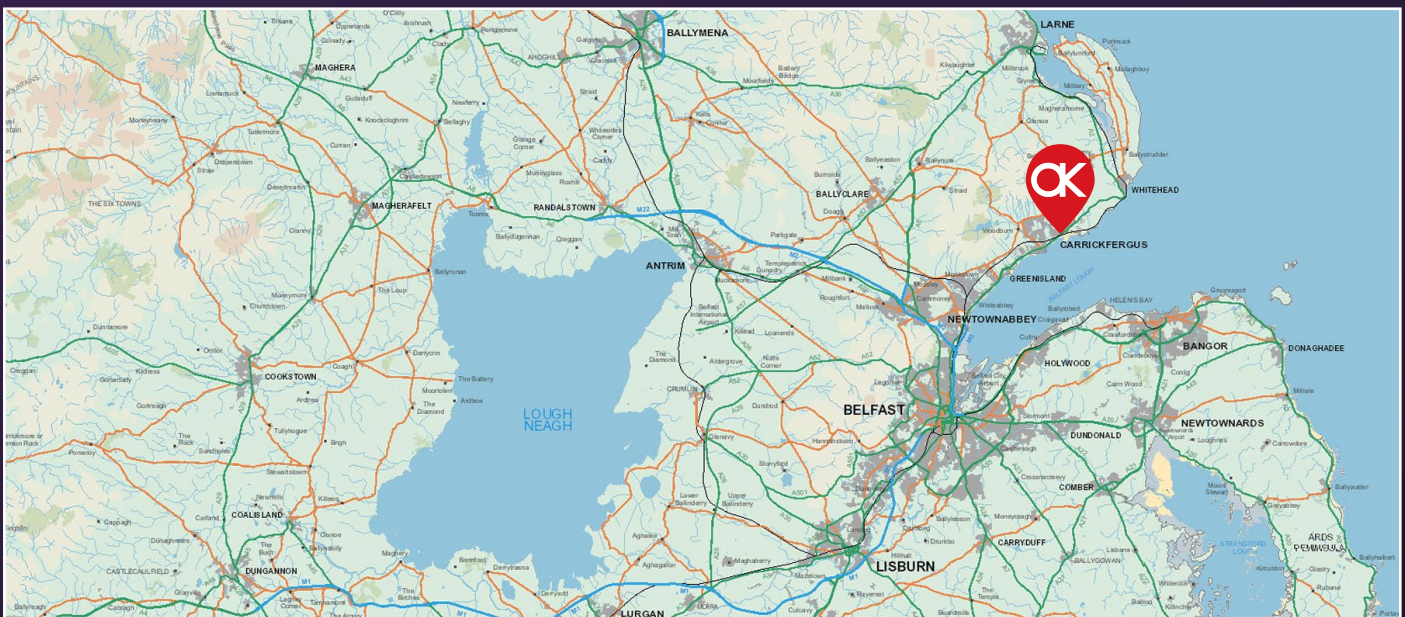
VAT

We understand the property is not elected for VAT. Solicitors to confirm.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.