



**For Sale** Impressive  
**Three-Storey Building**  
8 Market Square, Antrim, BT41 4AT

**FRAZER  
KIDD**

028 9023 3111  
[www.frazerkidd.co.uk](http://www.frazerkidd.co.uk)

**CUSHMAN &  
WAKEFIELD** **MCCOMBE  
PIERCE**

028 9023 3455  
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# For Sale Impressive Three-Storey Building

8 Market Square, Antrim, BT41 4AT

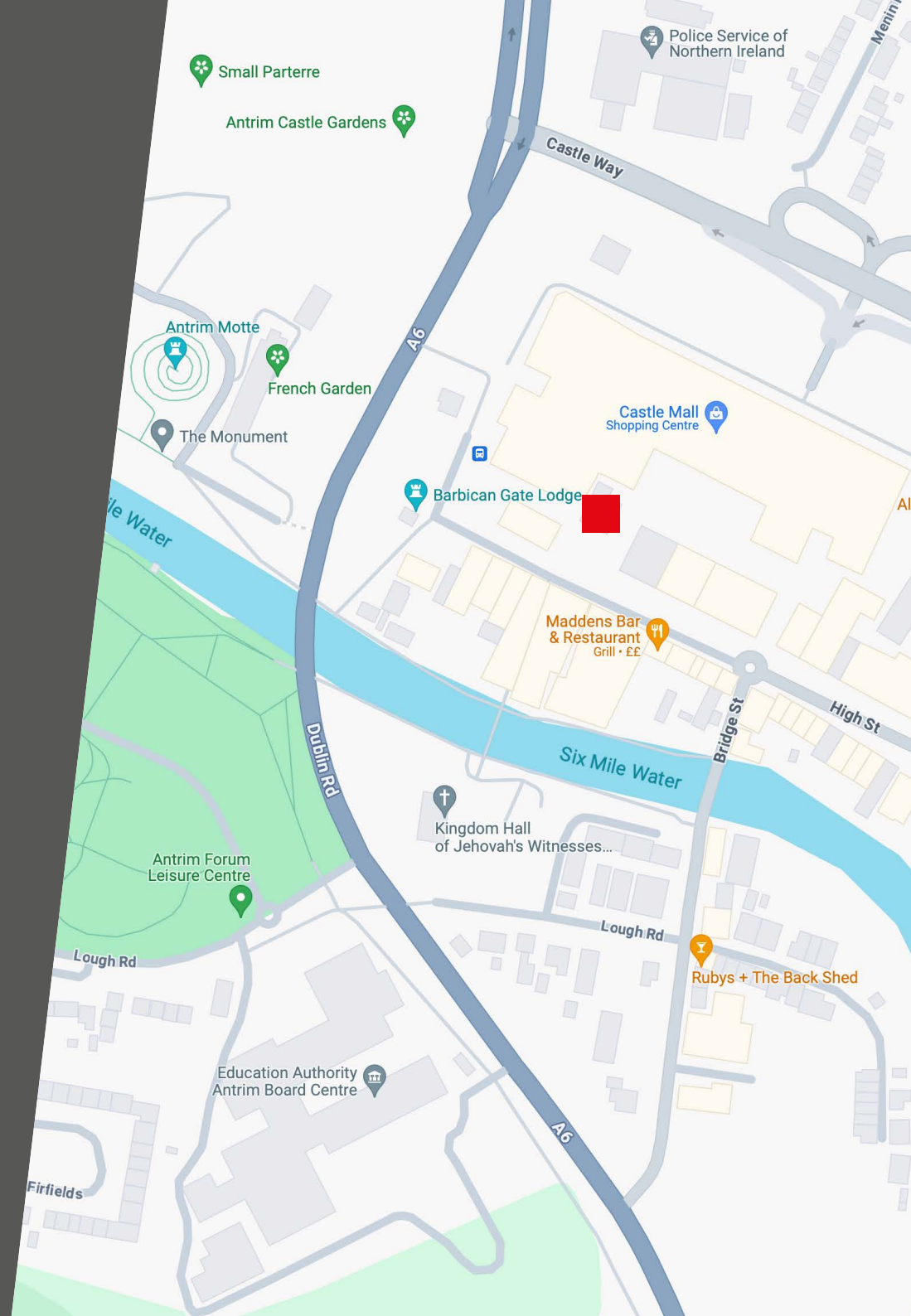
## Summary

- Prominent Grade B1 listed 3-storey former bank premises situated within Antrim town centre.
- Extending to approximately 4,208 sqft on a site of c.0.12 acres.
- Suitable for a variety of uses, subject to planning.

## Location

Antrim is located in the North-East of Northern Ireland approximately 18 miles from Belfast and 12 miles South of Ballymena. The town is located on the edge of the M2 motorway and the main Belfast to Londonderry rail line, which provides convenient access throughout the province.

The subject property is prominently located on the Market Square, within the town centre which is home to a range of national and local traders. Castle Mall Shopping Centre is located directly adjacent to the building. With nearby occupiers including Poundstretcher, Iceland, Holland and Barrett, HugAMug, Superdrug, Specsavers, DV8, etc.



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## Description

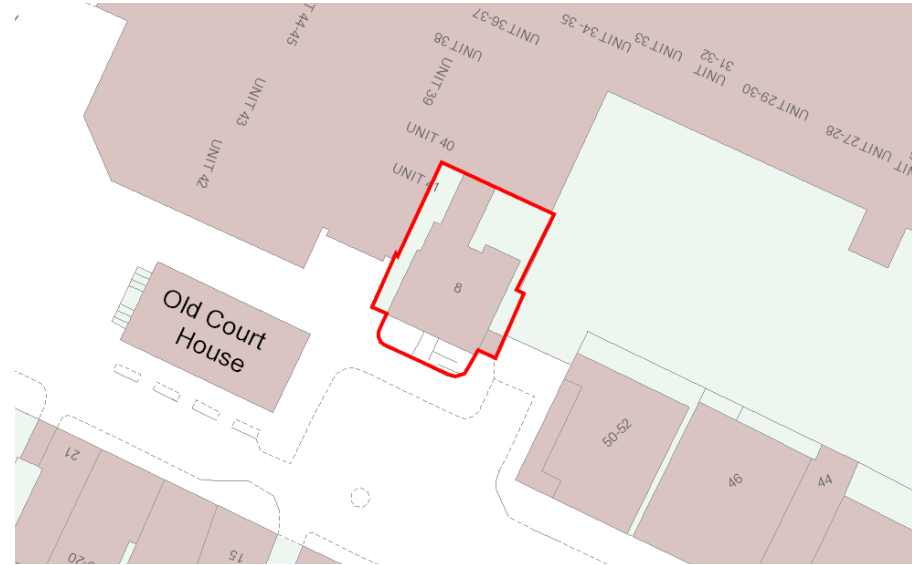
The subject property is a Grade B1 Listed detached 3-storey former bank premises in the heart of Antrim town centre, benefitting from high volumes of footfall and passing vehicular traffic. The property has a single storey extension to the side of the building.

The layout of the accommodation comprises of a former banking hall, including an open plan office, three private offices, a vault, and an ATM bunker. To the rear of the ground floor there is a boiler house that can be accessed from the side yard and the car park. The first floor provides five rooms that would be suitable for office and/or storage space, with a kitchen and WC. The second floor provides six rooms that would be suitable for office and/or storage spaces.

## Accommodation

The approximate Net Internal Areas are:

Description	Sq. M	Sq. Ft
Ground Floor	180.05	1,938
First Floor	109.53	1,179
Second Floor	101.36	1,091
<b>Total</b>	<b>390.94</b>	<b>4,208</b>



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## Title

Assumed freehold or long leasehold subject to a nominal ground rent.

## Price

Inviting offers in the region of £225,000.

## Rates

NAV: £21,500.00

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £12,886.28 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

The property is not elected for VAT.

## Viewing

Strictly by appointment with the joint selling agents:

### Frazer Kidd

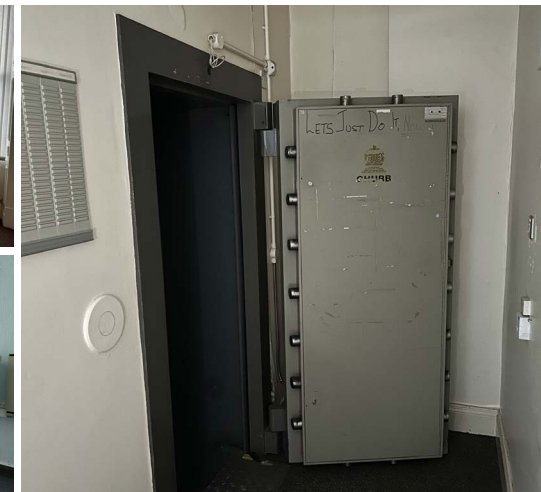
028 9023 3111

mail@frazerkidd.co.uk

### Cushman & Wakefield McCombe Pierce

028 9023 3455

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		<b>028 9023 3455</b> <a href="http://cushmanwakefield-ni.com" style="color: white;">cushmanwakefield-ni.com</a>

For further information please contact joint agents:

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**Neil Mellon**  
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**Molly Willis**  
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[mwillis@frazerkidd.co.uk](mailto:mwillis@frazerkidd.co.uk)

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**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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 correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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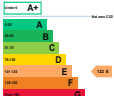
## EPC

**Energy performance certificate (EPC)**

5 Market Square A1102 BT1 4AT	E	Valid until: 7 December 2032 Certificate number: E23-1204-6817-211C-0162
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Property type: A1102 Retail and Financial/Professional services  
 Total floor area: 506 square metres

**Energy rating and score**  
 This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**  
 Properties similar to this one could have ratings:

if newly built	38 B
if typical of the existing stock	100 D