

OK
T



TO LET

First Floor, 24 High Street, Carrickfergus, BT38 7AF

Central Office Accommodation extending to c. 58 sq m (619 sq ft)

LOCATION

Carrickfergus is a coastal town located c. 11 miles north east of Belfast City Centre and c. 12 miles south of Larne. It is one of Belfast's principal commuting towns by road and rail and has a resident population of c. 30,000 people.

The subject occupies a prominent corner position, with dual frontage to High Street and Antrim Street and benefits from a good provision of 'pay and display' and on-street car parking.

The property has a communal entrance which provides access to the upper floors.

DESCRIPTION

The subject comprises first floor office accommodation within an imposing red bricked three storey building. The suite comprises an open plan office with separate private office, kitchenette and WC facilities.

The property is fitted to include carpeted flooring, painted / plastered walls, recessed strip fluorescent lighting, electric heating and perimeter trunking.

ACCOMMODATION

DESCRIPTION

FIRST FLOOR (To include open plan office, two private offices, kitchenette and WC)

AREA (SQ M)

c. 58 sq m

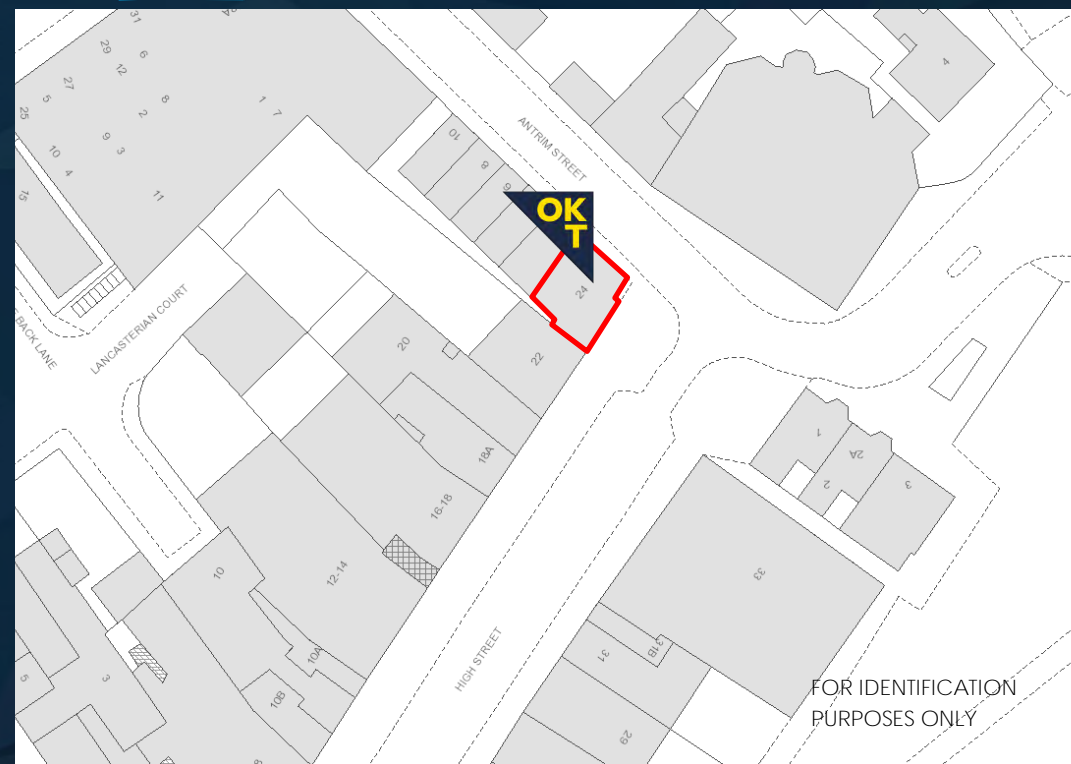
AREA (SQ FT)

619 sq ft

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 7993



LEASE DETAILS

RENT: £5,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease by way of Service Charge.
SERVICE CHARGE: £726
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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



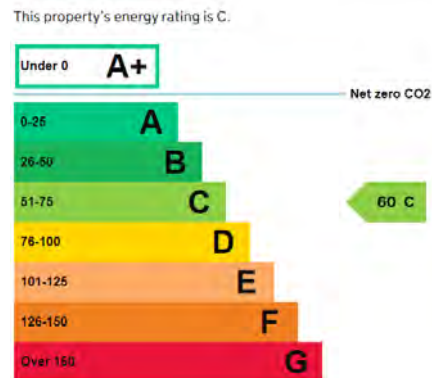
NAV (RATES PAYABLE)

NAV: £5,100

Estimated rates payable in accordance with LPS Website: £3,429.32

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK JOHNSTON

mark.johnston@okt.co.uk

JAMES CHRISTIE

james.christie@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

