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FOR SALE

37 High Street, Antrim, BT41 4AX

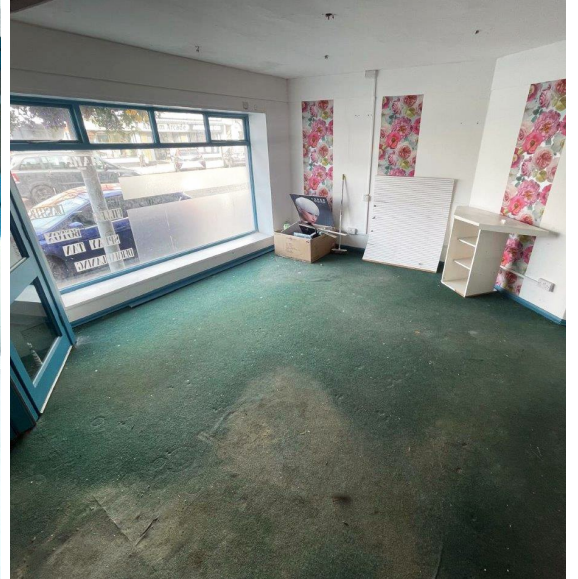
Retail / Office Accommodation extending to c. 1,263 sq ft (117 sq m)

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Retail / Office Accommodation extending to c. 1,263 sq ft



LOCATION / DESCRIPTION

Antrim is located approximately 18 miles north of Belfast and 12 miles south of Ballymena.

The town is located in a strategic position and benefits from three junctions onto the M2 motorway. Antrim is on the main railway link between Belfast and Londonderry and is in close proximity to Belfast International Airport.

The subject is located on High Street within the town centre and comprises a three storey commercial building together with a small basement storage area

The property may be suitable for a wide variety of uses, subject to any necessary planning consents.

ACCOMMODATION

Description	Area sq m	Area sq m
GROUND FLOOR	c. 32 sq m	c. 347 sq ft
BASEMENT	c. 21 sq m	c. 228 sq ft
FIRST FLOOR	c. 35 sq m	c. 374 sq ft
SECOND FLOOR	c. 29 sq m	c. 314 sq ft
TOTAL NET INTERNAL AREA	c. 117 sq m	c. 1,263 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/ukxi/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.

FILE REF 9117

SALES DETAILS

PRICE: We are seeking offers in the region of £50,000

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

LISTING STATUS

The building is B2 listed (Reference no. HB20/08/012 B).

NAV

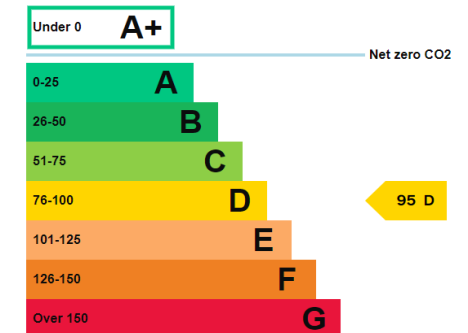
NAV: £4,700

Estimated rates payable in accordance with LPS Website: £2,657.04

Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.

Energy rating and score

This property's energy rating is D.



FURTHER INFORMATION

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.

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