



FOR SALE



Retail Investment

16 Market Place
Carrickfergus
BT38 7AW

- Beauty Salon arranged over ground and two upper floors.
- 845 sq ft/ 78.6 sq m
- Located in the pedestrianised section of Carrickfergus Town Centre.

LOCATION

Market Place is a pedestrianised retail area within Carrickfergus Town Centre located at its junction with High Street and North Street.

The property is situated in the centre of Market Place with an excellent mix of neighbouring occupiers to include Nationwide Building Society, Ulster Property Sales, Ollie's Bistro and Cuddy's Fashionwear.

DESCRIPTION

The building comprises of ground floor retail area occupied as a hair salon with ancillary accommodation on the upper floors used for a variety of other beauty treatments. In addition, there are toilet and kitchen facilities located on the first floor



LEASE DETAILS

Tenant : McColgan, Brock and Neill

Term: 5 years from 1st May 2023

Rent: £6,500 p.a.

Tenant has option to determine the lease on the 1st of May 2026

REPAIRS + INSURANCE

Tenant responsible for all internal repairs and maintenance of the premises.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor	315	29.3
First Floor	245	22.8
Second Floor	285	26.5
Total Internal Area	845	78.6

VAT

The property is not registered for VAT and will therefore not be charged on the sale price.

RATES

We are advised by Land & Property Services that the Net Annual Value of the premises is £4,150.

The current commercial rate in the pound is £0.565328 (2024/25) therefore the approximate rates payable in 2024/25 are £2,346.11

TITLE

We understand the property is held freehold.

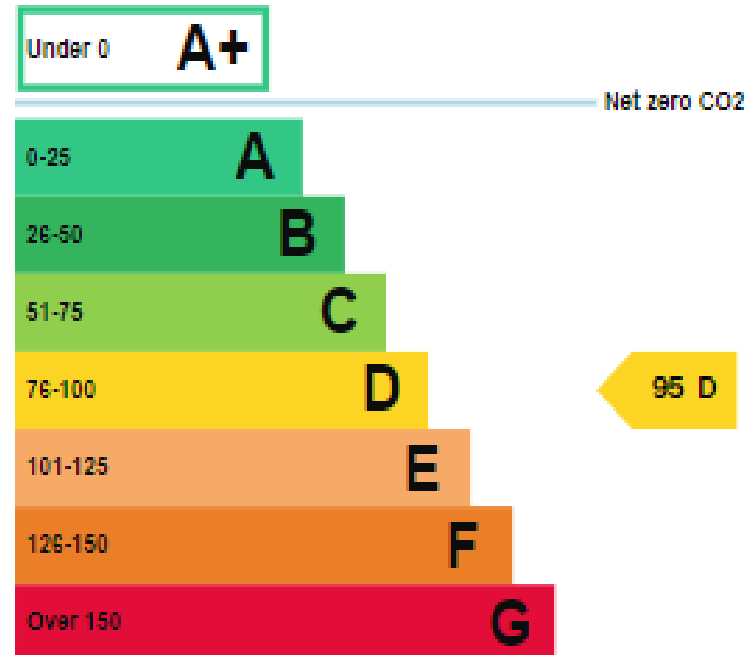
PRICE

We are seeking offers in excess of £85,000

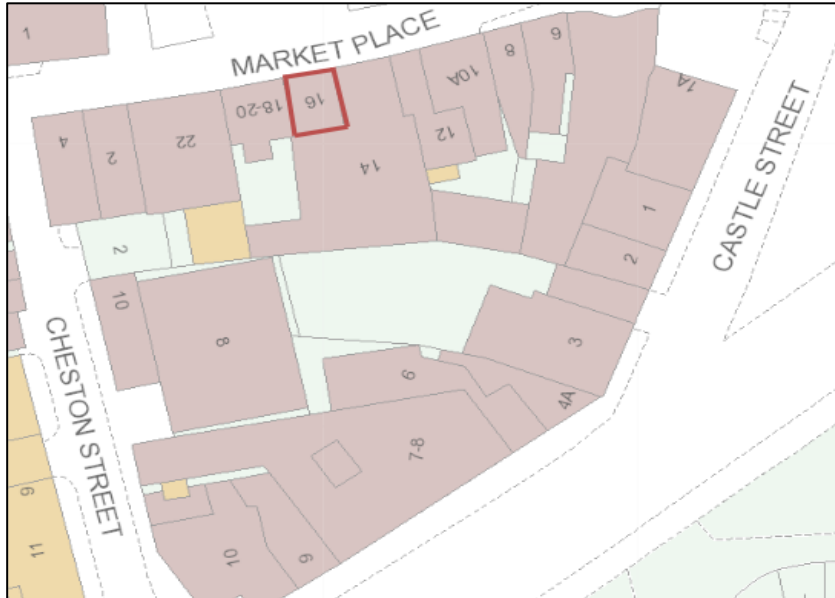
EPC

The property has an energy performance rating of D95.
Full Certificates can be made available upon request.

This property's energy rating is D.



LOCATION



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 five years from when you cease to have a contractual relationship with McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell |  **JLL** Alliance Partner

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