



FOR SALE



Retail / Office Investment

14 Market Place/2 Cheston Street
Carrickfergus
BT38 7AW

- Let to Nationwide Building Society and local solicitor
- C. 1,780 sq ft (165.4 sq m)
- Located within the prime 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, Ulster Property Sales, J'Adore, Ollie's Bistro and Cuddy's Fashionwear.

DESCRIPTION

14 Market Place (1,470 sq ft/136.6 sq m)

The unit is fitted out and partitioned to create a customer area, three meeting rooms and a staff area situated behind the customer counter. Internally the unit is well presented throughout and finished to include suspended ceilings, recessed LED lighting and plaster / painted walls, part laminate wooden flooring and carpeted flooring within the office spaces. Externally, the unit benefits from glazed shop frontage, and automatic entrance doors set within an aluminium frame.

2 Cheston Street (310 sq ft / 28.8 sq m)

This is a small self-contained office accessed from Cheston Street and comprises a private office, reception/waiting area and separate toilet facilities. Internally the office is fitted out with a suspended ceiling, painted and plastered walls, carpeted floor and electric heating.

NAV

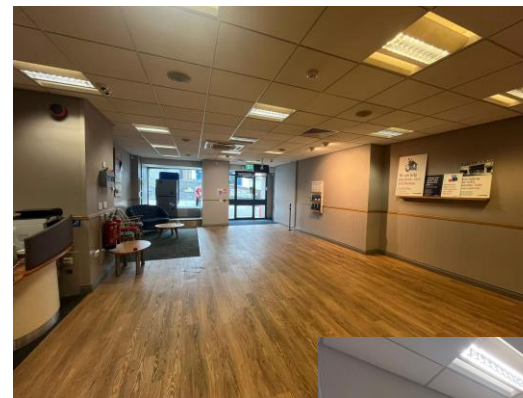
We are advised by Land & Property Services that the Net Annual Value of the premises are as follows:

14 Market Place	£11,700
2 Cheston Street	£ 2,950

The current commercial rate in the pound is £0.565328 (2024/25).

TENANCY SCHEDULE

Address	Passing Rent pa	Lease Expiry
14 Market Place – Nationwide Building Society	£15,500	New 5 year lease from 1 st February 2022.
2 Cheston Street – Nigel Greeves Solicitor	£2,500	Overholding lease following lease expiry 29 th February 2024.



SALE DETAILS

Price: We are seeking offers over £185,000

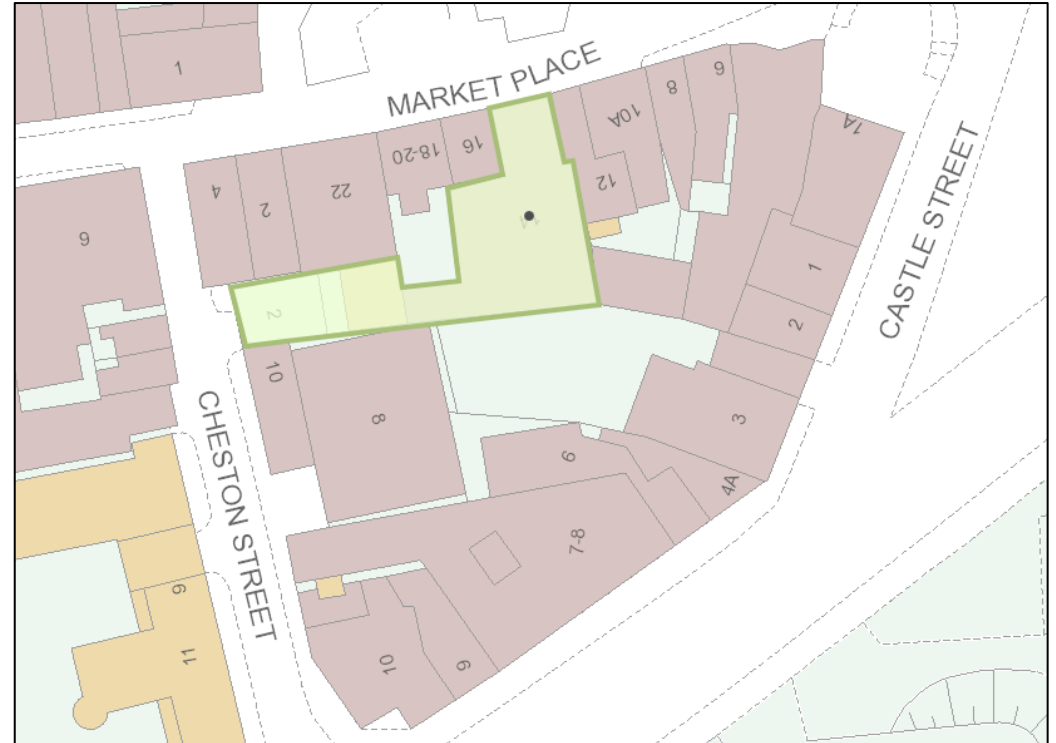
Title: We understand that 14 Market Place is held Long Leasehold subject to a Ground Rent of £25 p.a.

VAT

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

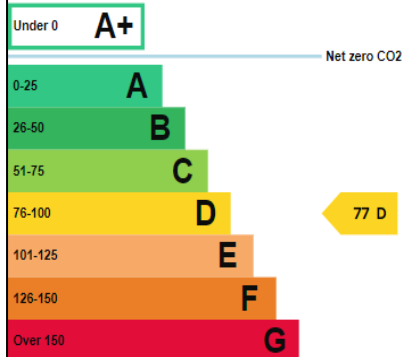
EPC

The property has an energy performance rating of 77D.
Full Certificates can be made available upon request.



Energy rating and score

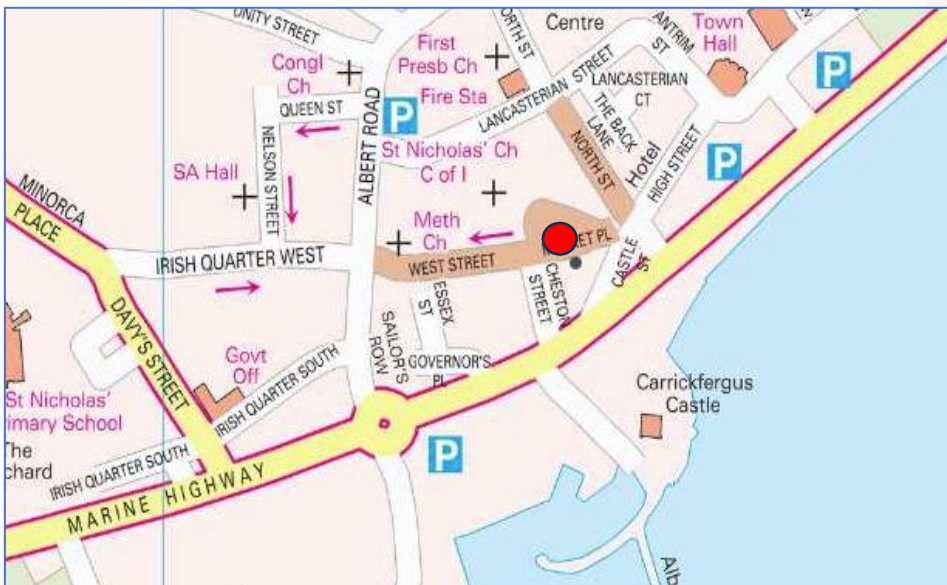
This property's energy rating is D.



**FOR SALE – 14 Market Place/2 Cheston Street, Carrickfergus,
BT38 7AW**

McConnell |  **JLL** Alliance Partner

LOCATION



VIEWING

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

McConnell |  **JLL** Alliance Partner

Contact: Frazer Hood / Aoibhin McDonnell

Tel: 07753 817 003 / 07442 232 006

Email: frazer.hood@mcconnellproperty.com /
auibhin.mcdonnell@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX

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 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.

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