

To Let

**33 West Street, Carrickfergus, BT38 7AR
(Former Dental Practice)**



Split level commercial unit equating to approximately 2,039 sq. ft.



Situated in the heart of Carrickfergus town centre



Previously occupied as a dentist practice space is suitable for a variety of uses (STPP)

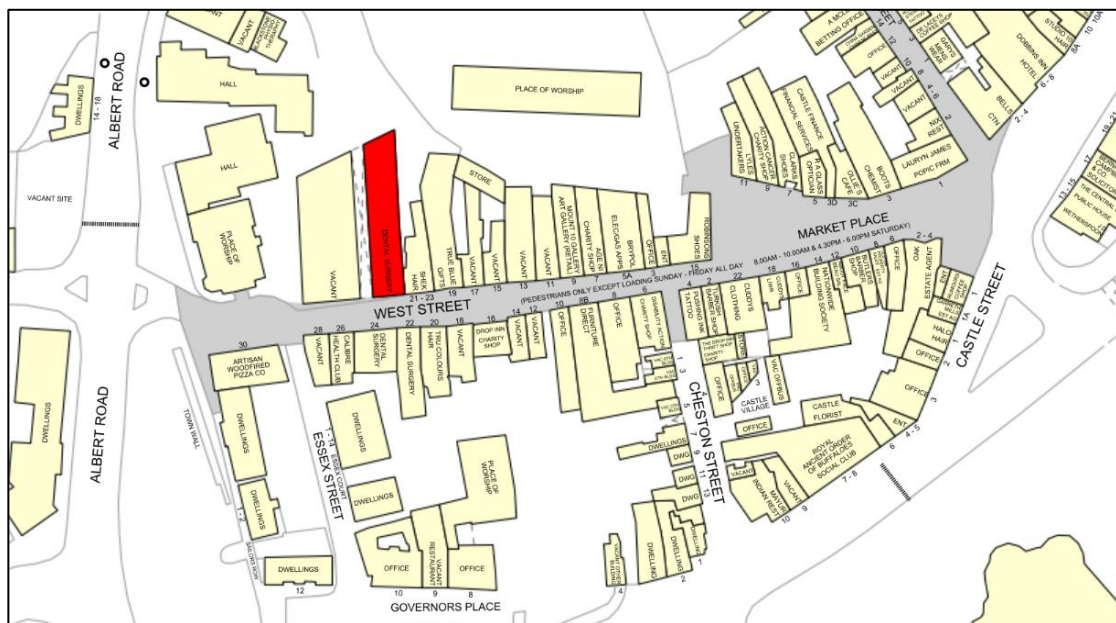


Property situated 5 minutes from the Carrickfergus Castle

Location

Carrickfergus is a busy commuter town convenient to Belfast (11 miles), Whiteabbey (6 miles) and Larne (13 miles). Located in the heart of County Antrim sitting on the north shore of Belfast Lough, Carrickfergus has a local population of approximately 28,150 persons. Carrickfergus is considered an important industrial, commercial and service centre to the province.

Nearby occupiers include Shek Hair Group, Tru Colours Hair Bar, Evolution Fitness & Boxing Club, Clements Dental Care and Cuddy's Department store.



Description

The subject unit comprises a split-level unit with frontage onto both West Street and Saint Nicholas Court.

The ground floor accessed off West Street comprises a mix of open plan and cellularized space previously used as a dental surgery. This space has the benefit of the previous tenants fit-out largely remaining in-tact with suspended ceiling, LED lighting, air con and part carpet/vinyl flooring.

The split level to the rear has an entrance onto Saint Nicholas Court. This space is largely shell specification ready for a tenants fit out.

Accommodation

Description	Sq. M	Sq. Ft
Ground Floor	161.04	1,733
First Floor	28.42	306
	189.46	2,039

Lease Details

Term: Minimum 5 years

Rent: £17,000 per annum exclusive

Repairs: Effectively full repairing by way of an ad hoc service charge for any external repairs to the structure of the property or communal areas.

Insurance: The tenant will be responsible for reimbursement of a fair and reasonable proportion of the insurance premium to the landlord.

Deposit: A rental deposit will be required as security. Amount to be agreed with the agent.

NAV

NAV: £7,600
 Rate Pound (24/25): £0.672415
 Rates Payable: £5,110

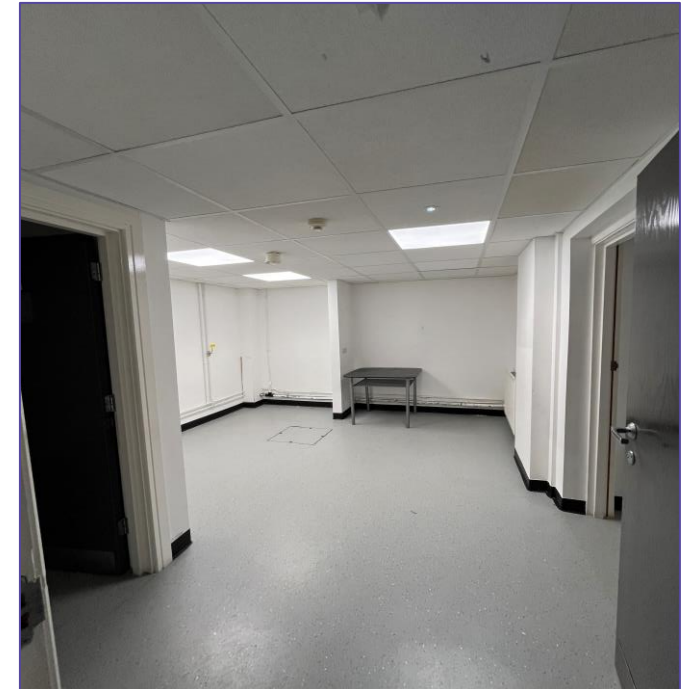
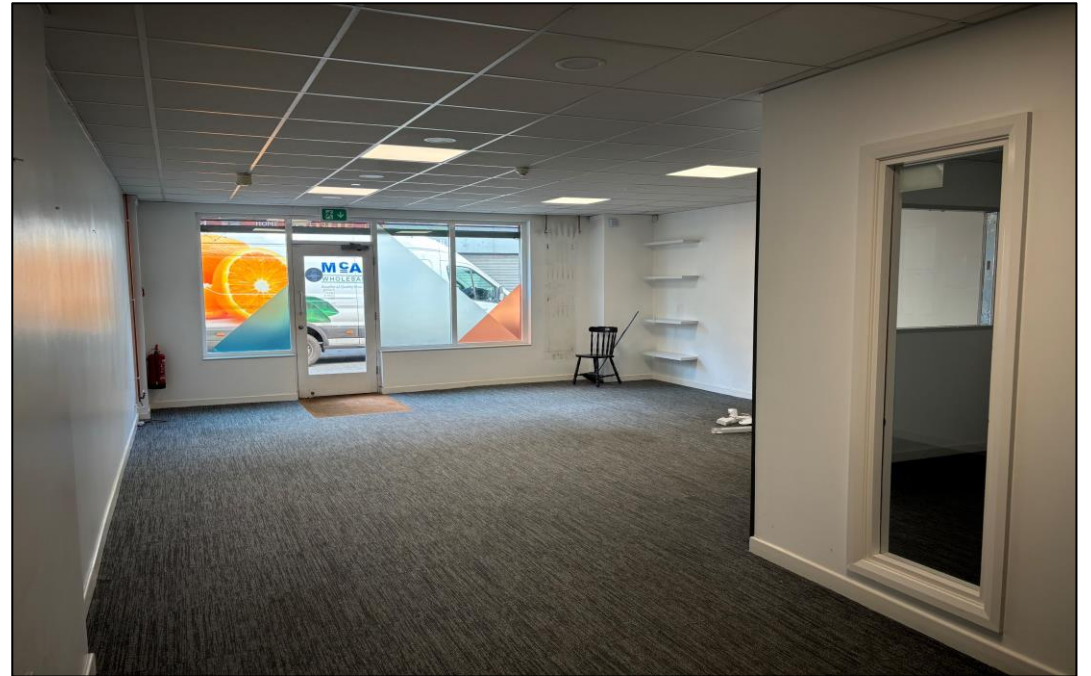
*Please note the subject should qualify for small business rates relief scheme which would result in a 20% reduction in rates liability figure. Interested parties should satisfy themselves in this regard.

VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT

Availability

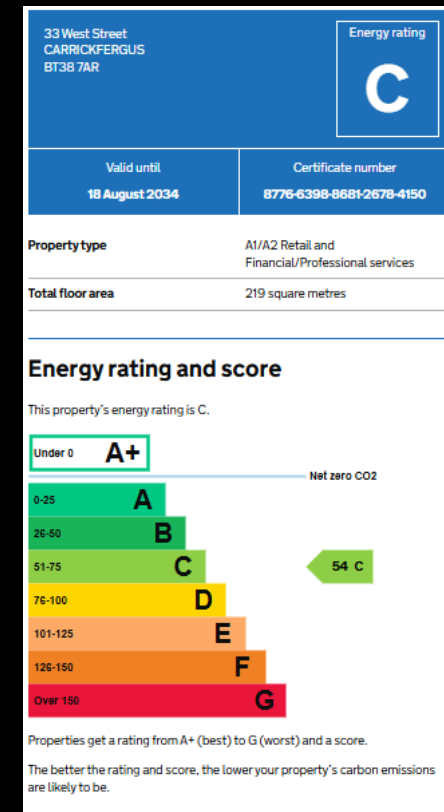
Subject to completion of a lease unit is available immediately.



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To find out more, please contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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