

# Castle Mall

SHOPPING



For indicative purposes only.

## To Let Retail Unit

Unit 44, Castle Mall, Antrim, BT41 4DN

  
**FRAZER  
KIDD**

# To Let Retail Unit

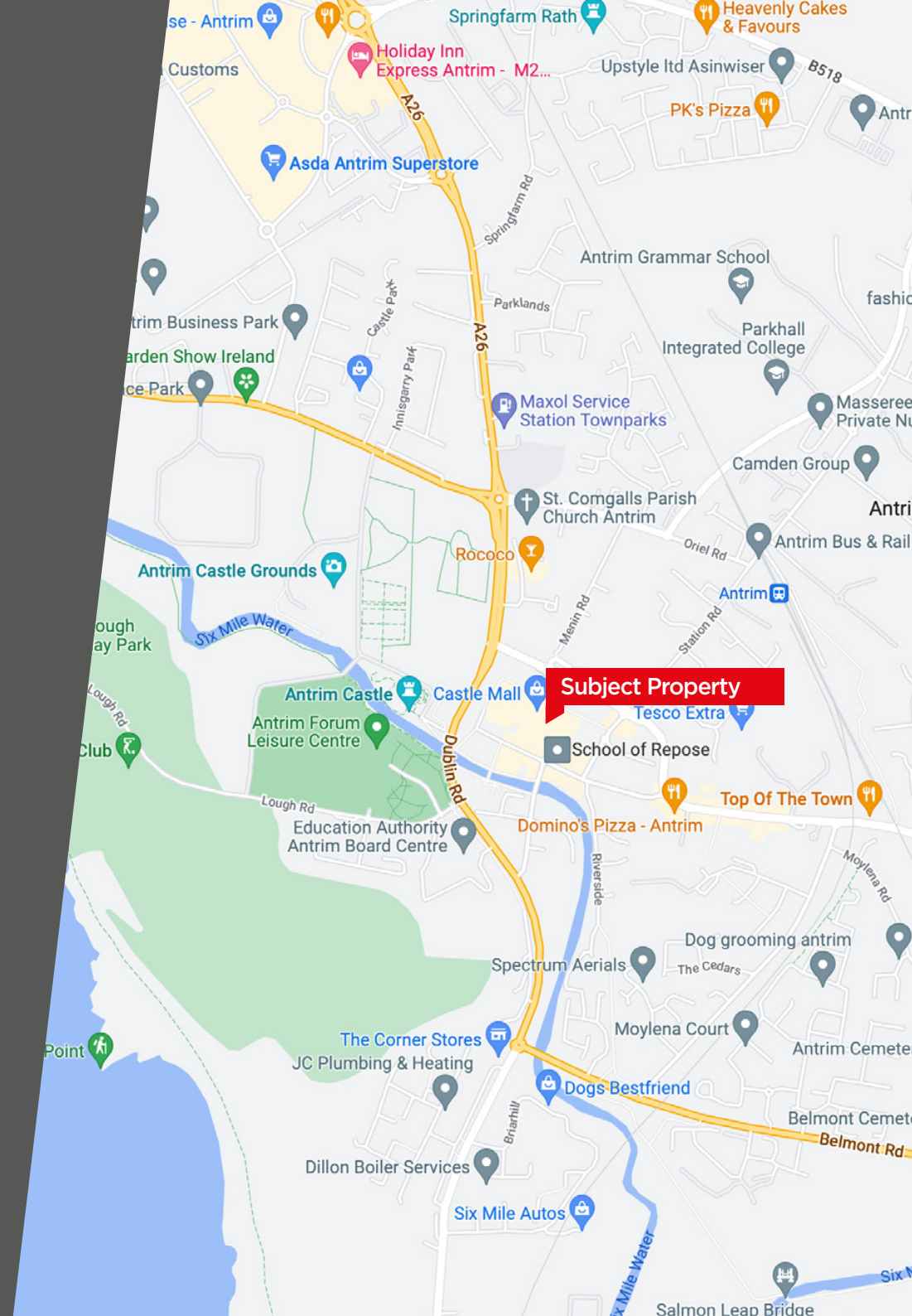
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## Summary

- Castle Mall is situated within the heart of Antrim town centre benefitting from c. 400 car park spaces.
- The premises will be fitted out ready for immediate occupation.
- Other occupiers within Castle Mall include Lynas, Holland & Barrett, Card Factory, Specsavers, Superdrug, Gordon's Chemist, New Look, Pound Stretcher, and HugAMug Café.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

## Location

Antrim is located in the North-East of Northern Ireland approximately 19 miles from Belfast. The town has a resident population of c. 141,000 people and is strategically located on the edge of the M2 motorway and the main Belfast to Londonderry rail line, providing convenient access throughout the province. Castle Mall is located in Antrim town centre, accessed from both High Street and Castle Way. The shopping centre is situated opposite the popular Antrim Castle Gardens which boasts approximately 450,000 visitors annually.



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## Description

The subject property will be fully fitted with shopfront floor, roller shutter, air conditioning, electrics, suspended ceiling, and lighting ready for occupation.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Sq. M	Sq. Ft
Ground Floor	180.24	1,940

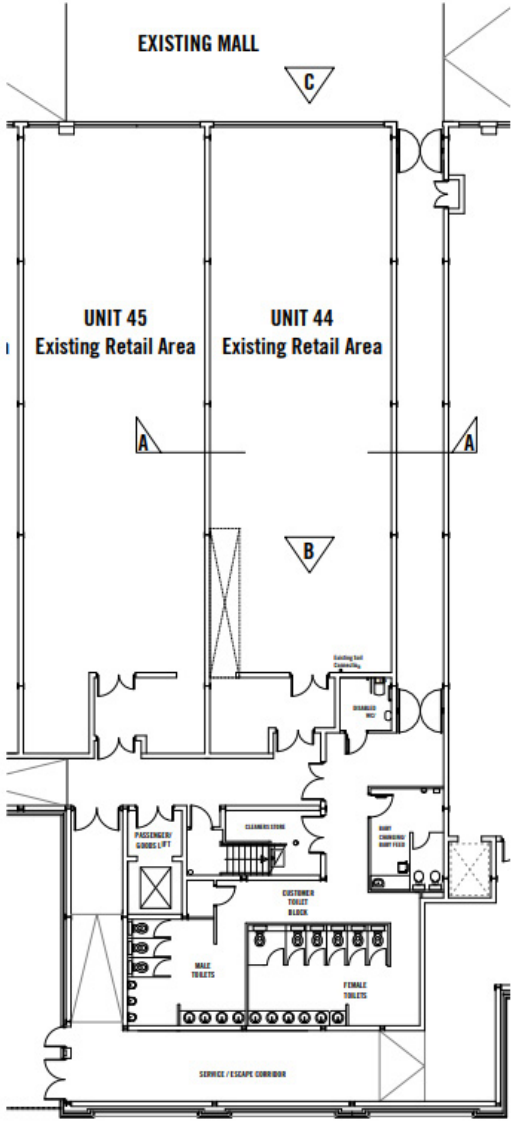
## Rates

NAV: £7,600

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £4,296.50 per annum

Please note, this property should be eligible for a 25% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



## Existing Floor Plan

Not To Scale. For indicative purposes only.

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## Lease

Length of lease by negotiation

## Rent

Inviting offers in the region of £20,000 per annum.

## Repair

Tenant responsible for interior repairs to include shopfront and roller shutter.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the shopping centre, estimated to be £10,715 per annum.

## Trader Fees

Tenant to be responsible for payment of trader feed in respect of the marketing of the shopping centre, estimated to be £1,159 per annum.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk







For further information please contact:

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