



Instinctive
Excellence
in Property.

To Let

Prominent Retail Units
From c. 290 to 850 sq ft

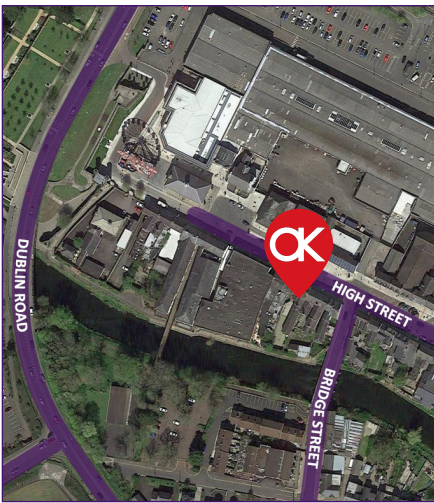
49 High Street
Antrim
BT41 4AY

RETAIL



RETAIL

Location Map



Location

Antrim is 18 miles from Belfast, and 11 miles from Ballymena. The town is very well connected, due to its excellent transport links to the M2 Motorway and A26, and its proximity to Belfast International Airport. The property is prominently located on the busy Antrim High Street, benefiting from good footfall, and on-street parking. Nearby occupiers include Danske Bank, Winemark, and Maddens Bar.

Description

The ground floor units benefit from electric heating, alarm system, kitchen point, and glazed shop front windows. The units consist of carpet, painted/plastered walls, and suspended ceilings. The units could be let separately and could be suitable for a range of uses subject to change of use permission. The units are accessible from the door to the front of the building, as well as access from the back being available. Unit 3 to the rear of the building comprises a main space previously used as a dance studio, WC, kitchen/staff room and spare room.

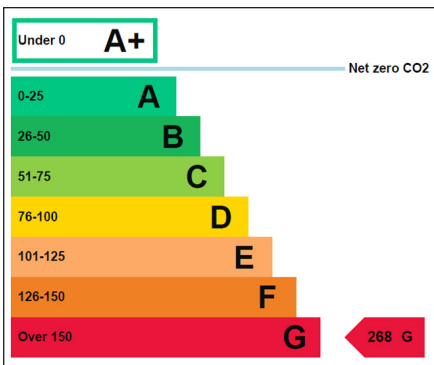
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M	Rent (per month)	NAV	Estimated Rates
Unit 1	290	27	£600	£4,750	£2,685.31
Unit 2 (AGREED)	310	29	-	£4,900	£2,770.11
Unit 3	850	79	£720	£5,150	£2,911.44

**Exclusive of utilities*

EPC (Unit 1: G268 / Unit 2: G283)



VAT

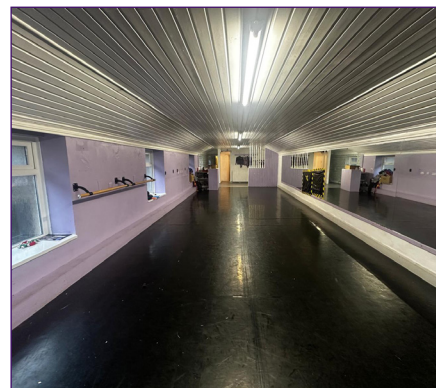
All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



Unit 3



Unit 3



Unit 1

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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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.