

TO LET

39C & D High Street, Antrim, BT41 4AX

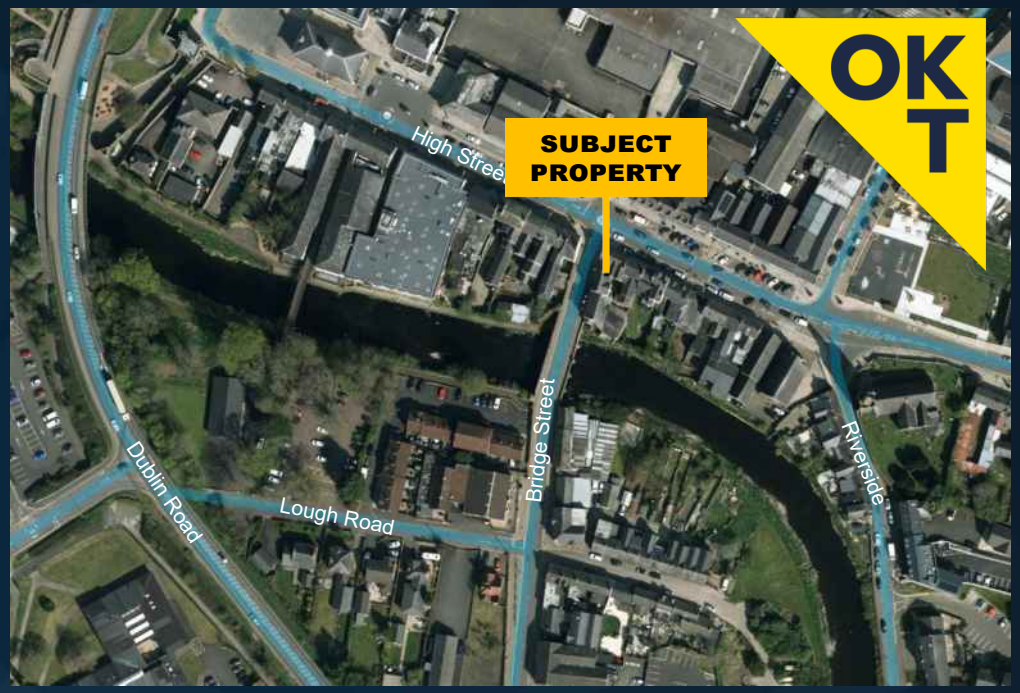
Second Floor Offices Extending to c. 370 sq ft

LOCATION

Antrim is situated c. 18 miles north of Belfast and c. 12 miles south of Ballymena. The town occupies a strategic position, with excellent transport links to the M2 Motorway and A26, which provide quick and direct access to all parts of the Province, Belfast International Airport, and Belfast and Larne Ports.

The subject occupies a prominent corner position at the junction of High Street and Bridge Street, within the town centre and opposite Castle Mall Shopping Centre.

Two free public car parks are within walking distance, one behind Castle Mall and the other off Lough Road.

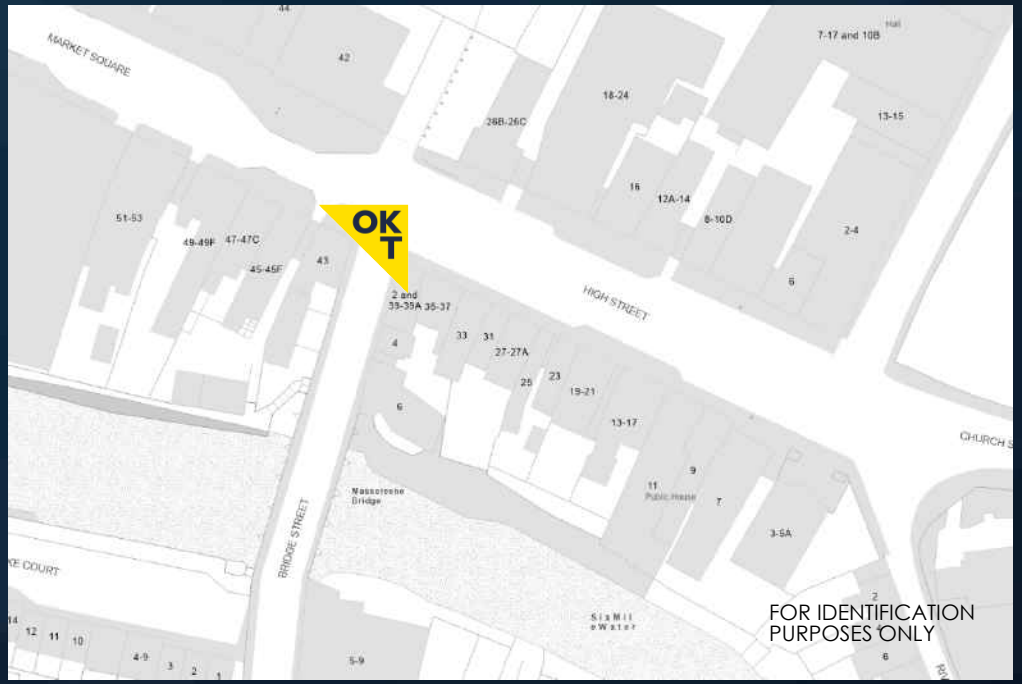


DESCRIPTION

The subject comprises two second floor office suites, totalling approximately 370 sq ft (34.4 sq m), in a prominent three-storey period building at the junction of High Street and Bridge Street in Antrim town centre.

The suites are furnished, with desks, chairs and storage cabinets in place, and are ready for immediate occupation. They are well presented throughout, with painted walls, carpeted floors, LED lighting and perimeter trunking with power and data points. The building's period character remains, with traditional sash windows and exposed timber beams in places.

Access is off Bridge Street with intercom entry. Kitchenette and WC facilities are shared with one other tenant on the ground floor. Additional storage space is available on application.



ACCOMMODATION

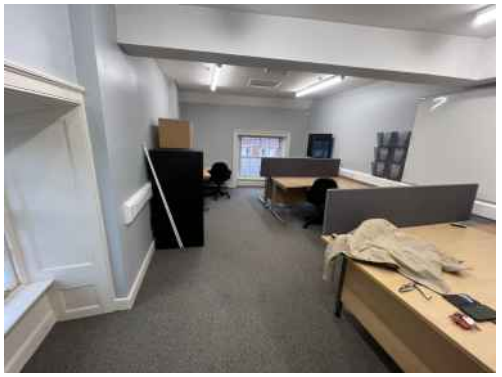
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
39C High Street	23.4	252
39D High Street	11.2	121
TOTAL ACCOMMODATION	34.6	372



39C & 39D High Street, Antrim

Second floor office accommodation extending to c. 370 sq ft)











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/uksi/2017/692/made. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10630

LEASE DETAILS

RENT:	£500 per calendar month
TERM:	Negotiable
REPAIRS/ INSURANCE:	Full repairing and insuring lease by way of service charge contribution (Estimated at £560 per annum for 2025/2026)

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

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

NAV: £1,410

Estimated rates payable in accordance with LPS Website: £853

Note: This property may quality for 50% Small Business Rate Relief, reducing rates payable to approximately £427.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable with LPS.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20 -22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.