

OK
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TO LET

Units E & F, 55-59 High Street, Antrim BT41 4AY

Café premises extending to c. 123 sq m (1,324 sq ft)

LOCATION

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from excellent transport links to the M2 Motorway and A26, which provides quick and direct access to all parts of the Province, Belfast International Airport and Belfast and Larne Ports.

The subject is located on High Street within the town centre and occupies a prominent position opposite Castle Mall Shopping Centre.

Neighbouring occupiers within the building include professional and commercial tenants such as The Housing Executive and Space NI.

DESCRIPTION

The subject comprises a 1,324 sq ft unit with approved planning permission for café use.

Upon completion, the unit will benefit from a kitchen area, pantry and large open plan café space that will benefit from the additional of four new windows providing enhanced natural light.

The property enjoys a steady flow of footfall from on-site office occupiers, as well as nearby public-sector offices and a newly established council business hub located above

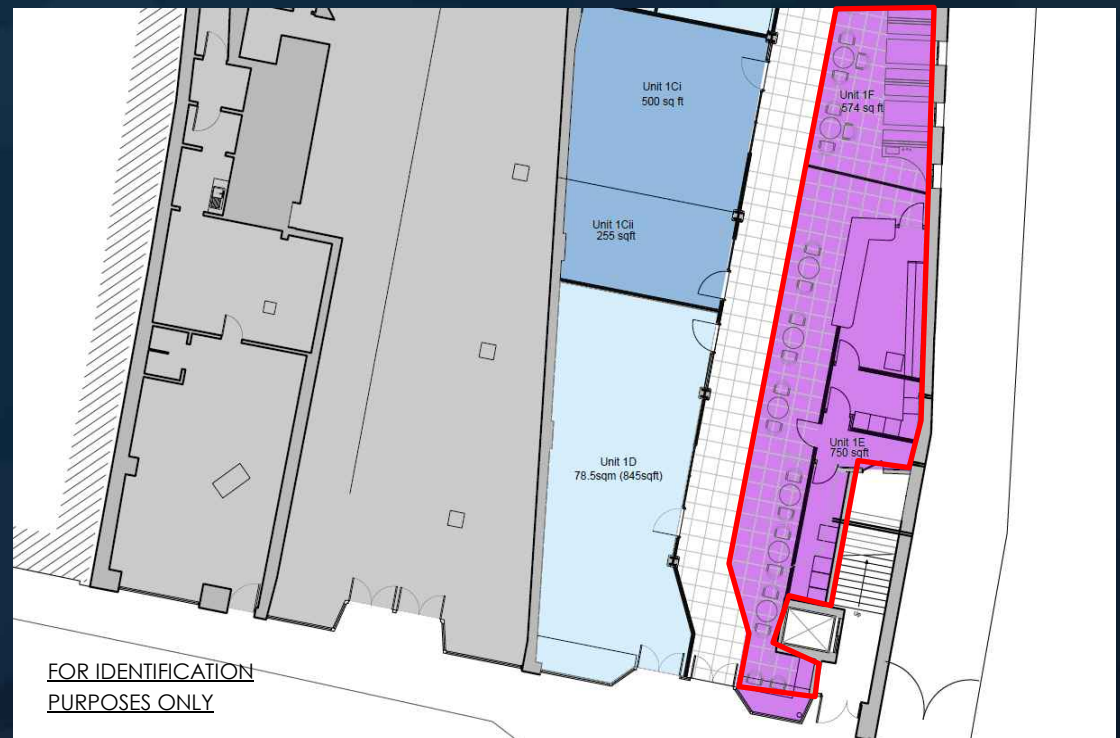
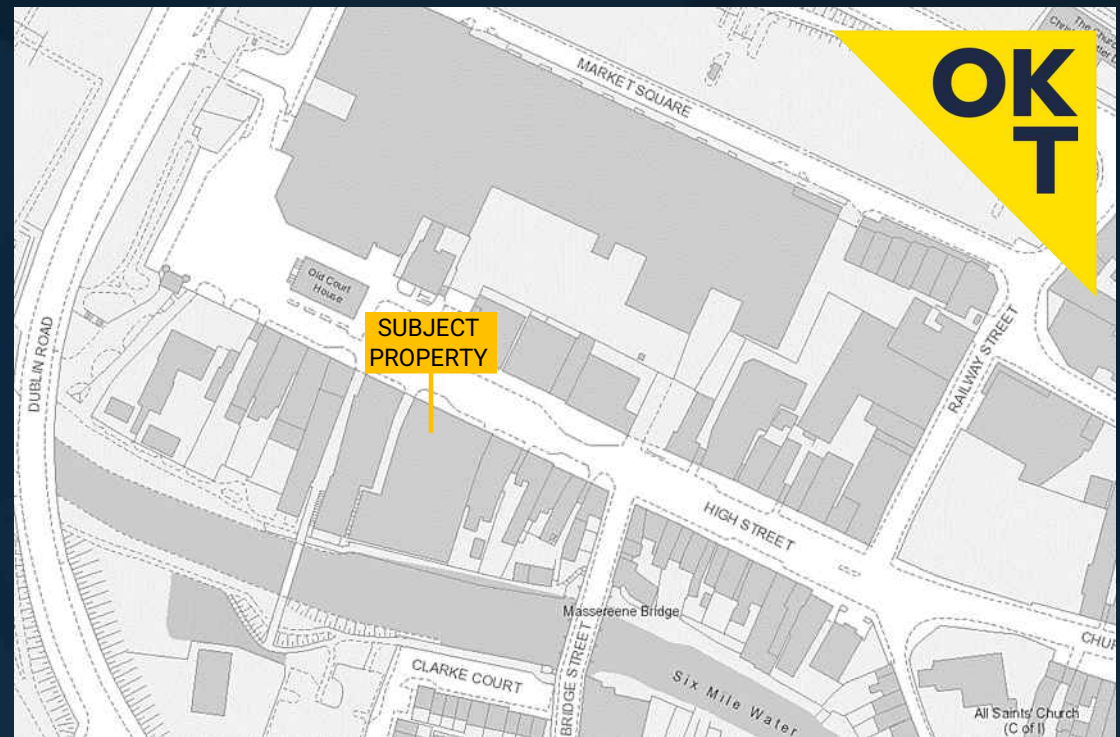
ACCOMMODATION

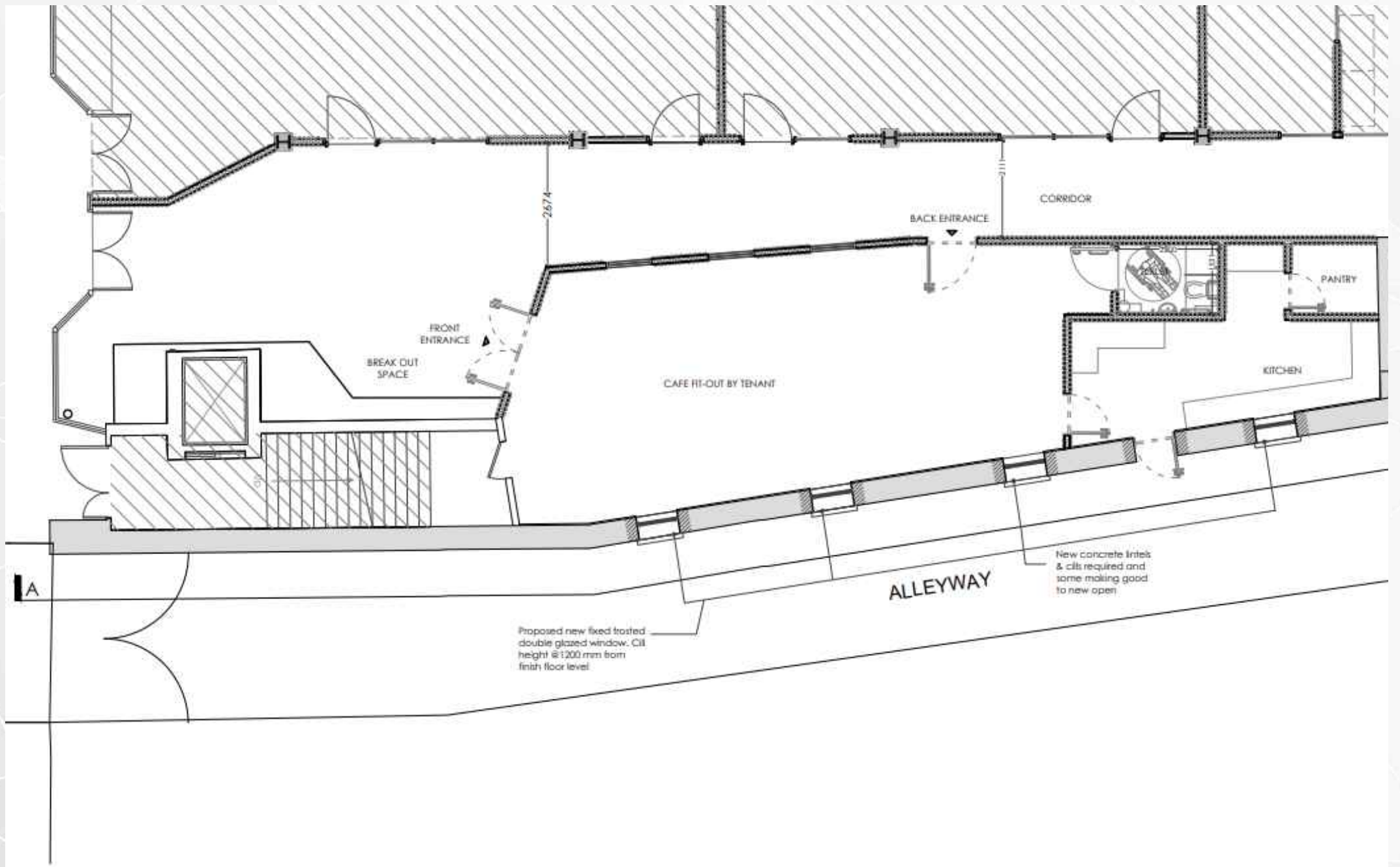
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Café	c. 123	c. 1,324

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: 9470





FLOOR PLAN

UNITS E & F, 55-59 HIGH STREET, ANTRIM

LEASE DETAILS

RENT: On application
TERM: Negotiable.
REPAIRS: Tenant responsible for all internal repairs plus a contribution to the maintenance and upkeep of the building and common areas by way of service charge.

VAT

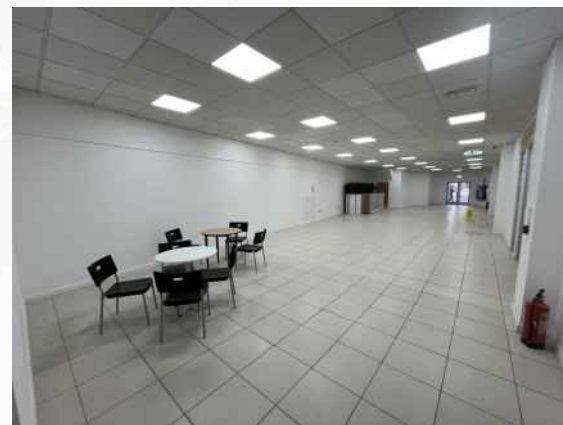
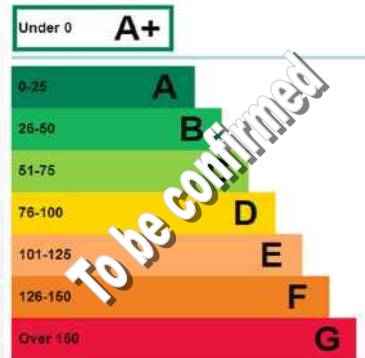
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

To be assessed.

EPC

ENERGY PERFORMANCE CERTIFICATE



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.

