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T

TO LET

1A Oakland Park, Oakland Centre, Carrickfergus BT38 7QN

Open Class A1 Retail Unit with Ancillary First Floor Office Suite / Store and Dedicated Private Car Park

A Unique Commercial Opportunity in a Rapidly Growing Coastal Town

LOCATION

Carrickfergus is one of Northern Ireland's most desirable coastal towns, positioned just 10 miles north-east of Belfast City and 12 miles south of Larne. With excellent road and rail connectivity, it serves as one of Belfast's principal commuter hubs and benefits from a strong, steadily expanding residential population of approximately 40,000 people.

Over the past 25 years, Carrickfergus has undergone significant regeneration and sustained private-sector investment. The town now boasts a vibrant marina complex anchored by Sainsbury's, a multiplex cinema, award-winning restaurants, and a range of modern waterfront apartment developments. This combination of high footfall, coastal appeal, and ongoing growth makes Carrickfergus an increasingly attractive location for retail, services, and hybrid commercial operations.

The subject property occupies a highly visible position at Oakland Park, just off the North Road—one of the busiest arterial routes in and out of the town centre. This ensures exceptional passing trade, ease of access, and strong brand visibility.

DESCRIPTION

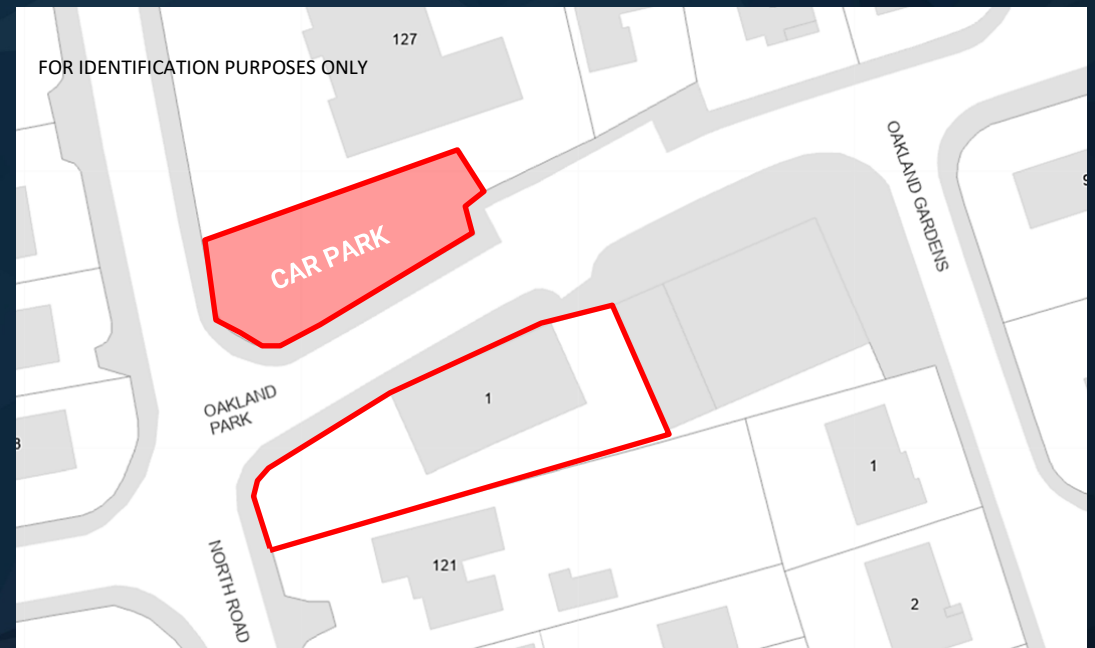
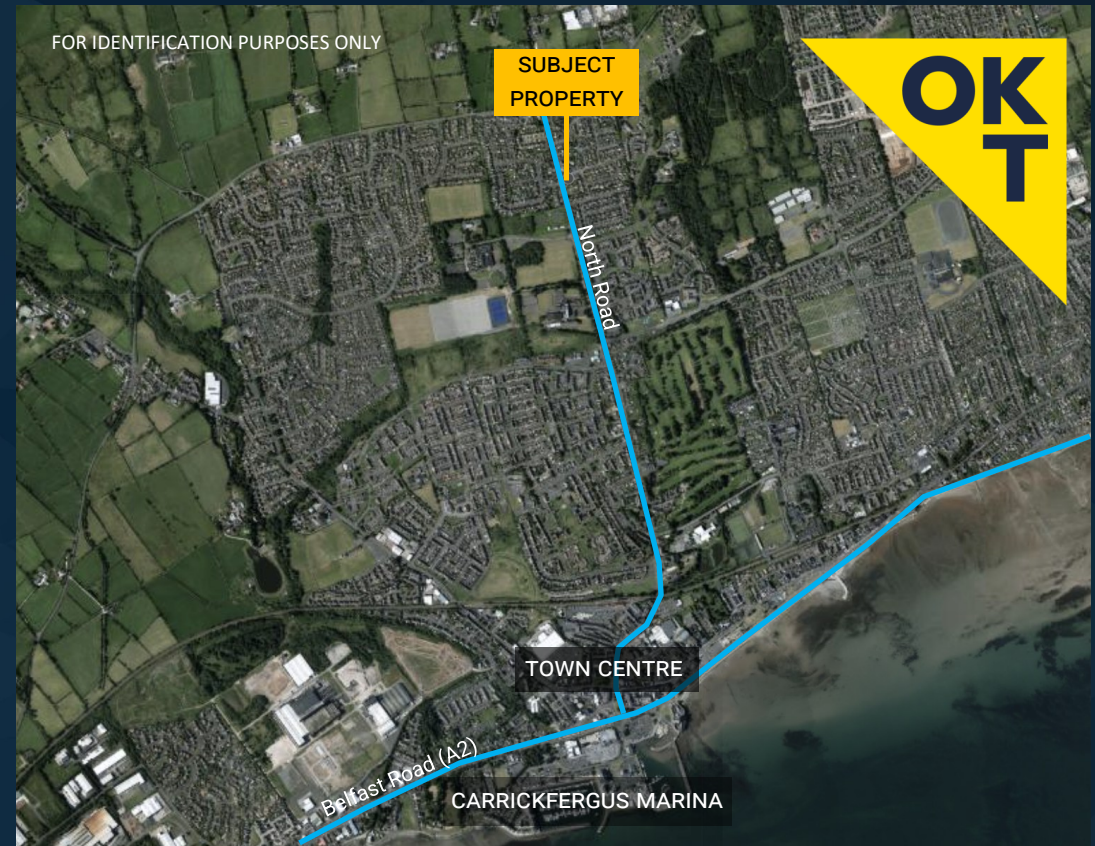
The premises comprises a prominent ground-floor retail unit with excellent frontage, a modern two-storey extension incorporating an upper-floor office suite/storage facility and a separate storage unit, ideal for stock, workshop use, or additional operational space

One of the property's most valuable features is the private enclosed car park directly opposite, providing 18 dedicated parking spaces—a rare and highly desirable asset for businesses seeking convenience, customer accessibility, and operational efficiency.

Together, these attributes make the property a compelling and flexible commercial opportunity suited to retail, trade counter, professional services, medical/clinical use, or a hybrid business model requiring both customer-facing and operational zones.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Main retailing area	238	2,563
New build retailing space	54	581
First floor office / store	51	553
Storage Unit	51	546
TOTAL ACCOMMODATION	394	4,253



LEASE DETAILS

ASKING RENT: £46,500 Per annum

LEASE TERM: Negotiable

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

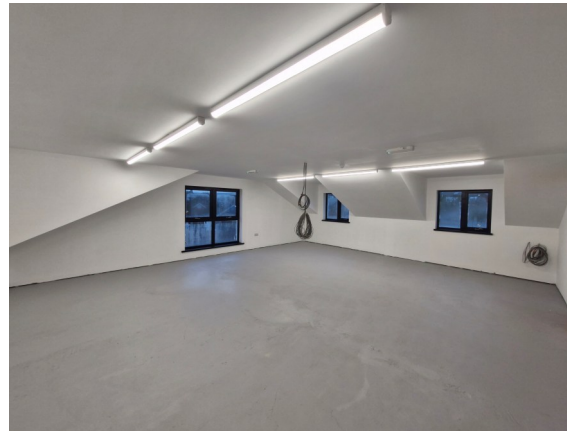
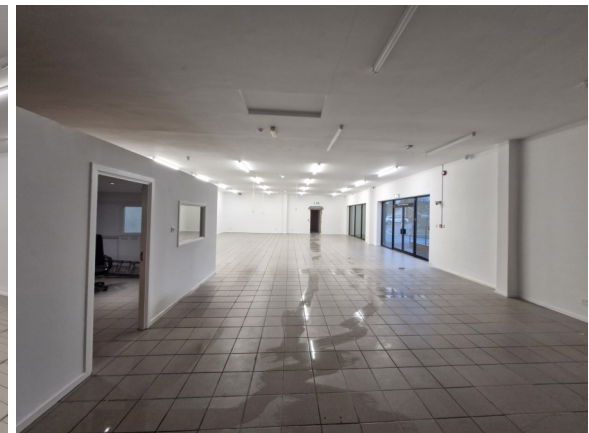
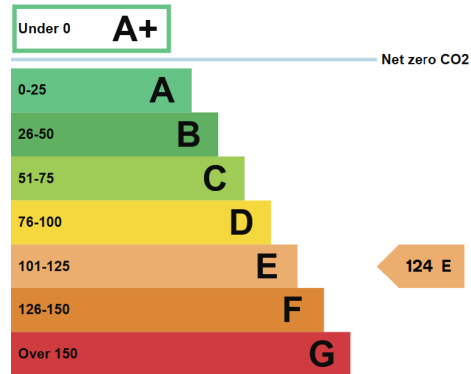
We understand the letting is not subject to VAT.

NAV (RATES PAYABLE)

Unit 1—£24,400 (Estimated rates payable in accordance with LPS Website: £16,990.89)

Car Park - £2,600 (Estimated rates payable in accordance with LPS Website: £1,810)

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



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: 7582

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.

