



**TO LET** Central Office Accommodation Extending to c. 1,449 sq ft  
**Upper Floors, 24 High Street, Carrickfergus,**  
**BT38 7AF**

# LOCATION / DESCRIPTION

Carrickfergus is a coastal town located c. 11 miles north east of Belfast City Centre and c. 12 miles south of Larne. It is one of Belfast's principal commuting towns by road and rail and has a resident population of c. 30,000 people.

The subject occupies a prominent corner position, with dual frontage to High Street and Antrim Street and benefits from a good provision of 'pay and display' and on-street car parking. The property has a communal entrance which provides access to the upper floors.

The subject comprises first and second floor office accommodation within an imposing red bricked three storey building. Both floors comprise open plan offices with separate private offices, kitchenette and WC facilities. The property is fitted to include carpeted flooring, painted / plastered walls, recessed strip fluorescent lighting, electric heating and perimeter trunking.



# ACCOMMODATION

## DESCRIPTION

AREA sq m

AREA sq ft

### FIRST FLOOR

(To include open plan office, two private offices, kitchenette and WC)

c. 58 sq m

619 sq ft

### SECOND FLOOR

(To include open plan office, two private offices, kitchenette & WC)

c. 83 sq m

830 sq ft

### TOTAL

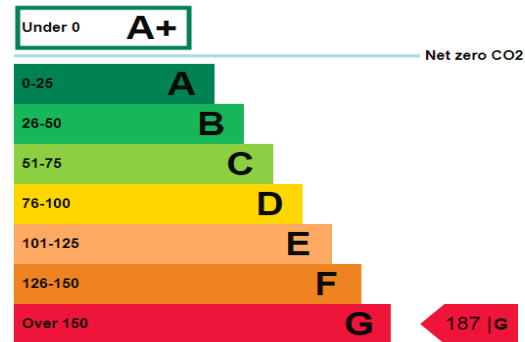
c. 141 sq m

1,449 sq ft





This property's current energy rating is G.



## 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.

## LEASE DETAILS

RENT:	1 <sup>st</sup> Floor - £4,500	2 <sup>nd</sup> Floor - £5,000
TERM:	Negotiable	
REPAIRS / INSURANCE:	Full repairing and insuring lease by way of Service Charge	
SERVICE CHARGE:	1 <sup>st</sup> Floor - £726	2 <sup>nd</sup> Floor - £974

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is:

First Floor - £5,100      Second Floor - £4,050.

The commercial rate in the pound for 2020 / 2021 is £0.588186.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

## VAT

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

## FURTHER DETAILS



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Our Ref: JC/EC/7993

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.