

FOR SALE

31 High Street, Carrickfergus, BT38 7AN

PROMINENT COMMERCIAL INVESTMENT OPPORTUNITY PRODUCING £29,100 EXC P.A

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

INVESTMENT SUMMARY

Commercial investment producing
£29,100 exc per annum

Includes a site of 0.032 acres which
could be used for car parking or
developed (STTP)

Prominent town centre location

Offers in the region of £250,000
exclusive, subject to contract.

LOCATION

Carrickfergus is a provincial town in east Antrim located c. 12 miles east of Belfast and c. 12 miles south of Larne.

Connections to the town have further improved since the opening of the new A2 dual carriageway in late 2015.

The subject property occupies a prominent position on High Street, the prime retail pitch in Carrickfergus.

Neighbouring occupiers include Medicare Pharmacy, Ulster Bank, Danske Bank and Clubworld Travel.

DESCRIPTION

The subject comprises a prominent four storey commercial building extending to c. 2,888 sq ft with 2 retail units on the ground floor and office accommodation on the upper floors.

The property also benefits from a site of 0.032 acres to the rear fronting the A2 and Belfast Lough which could potentially be used for car parking or redeveloped, subject to all necessary consents.

Internally the space has largely been finished to the following specification;

- Carpeted or laminate floors
- Wall mounted storage heaters
- Suspended ceilings
- Recessed lighting
- Painted walls



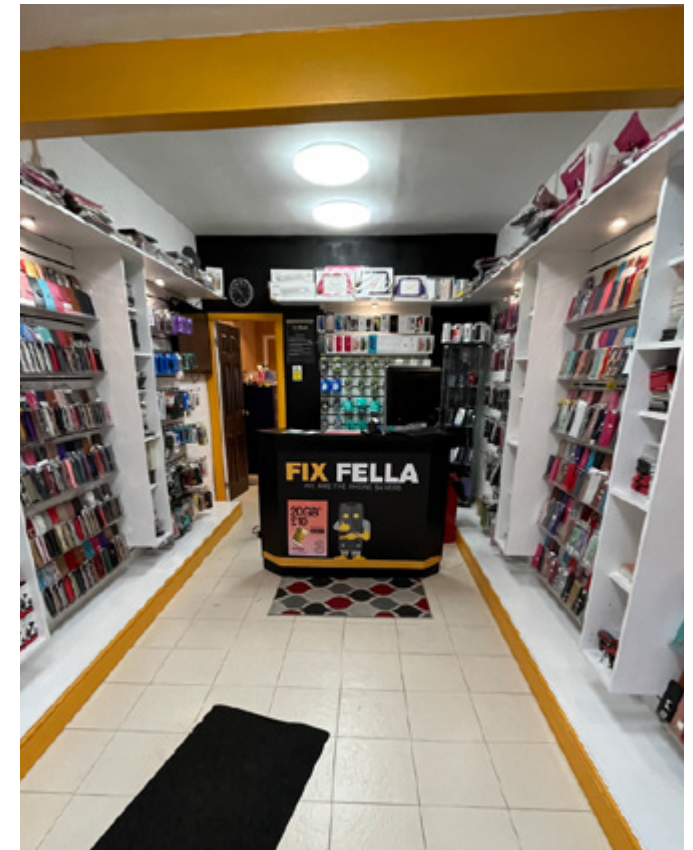
ACCOMMODATION

The areas below are approximate areas.

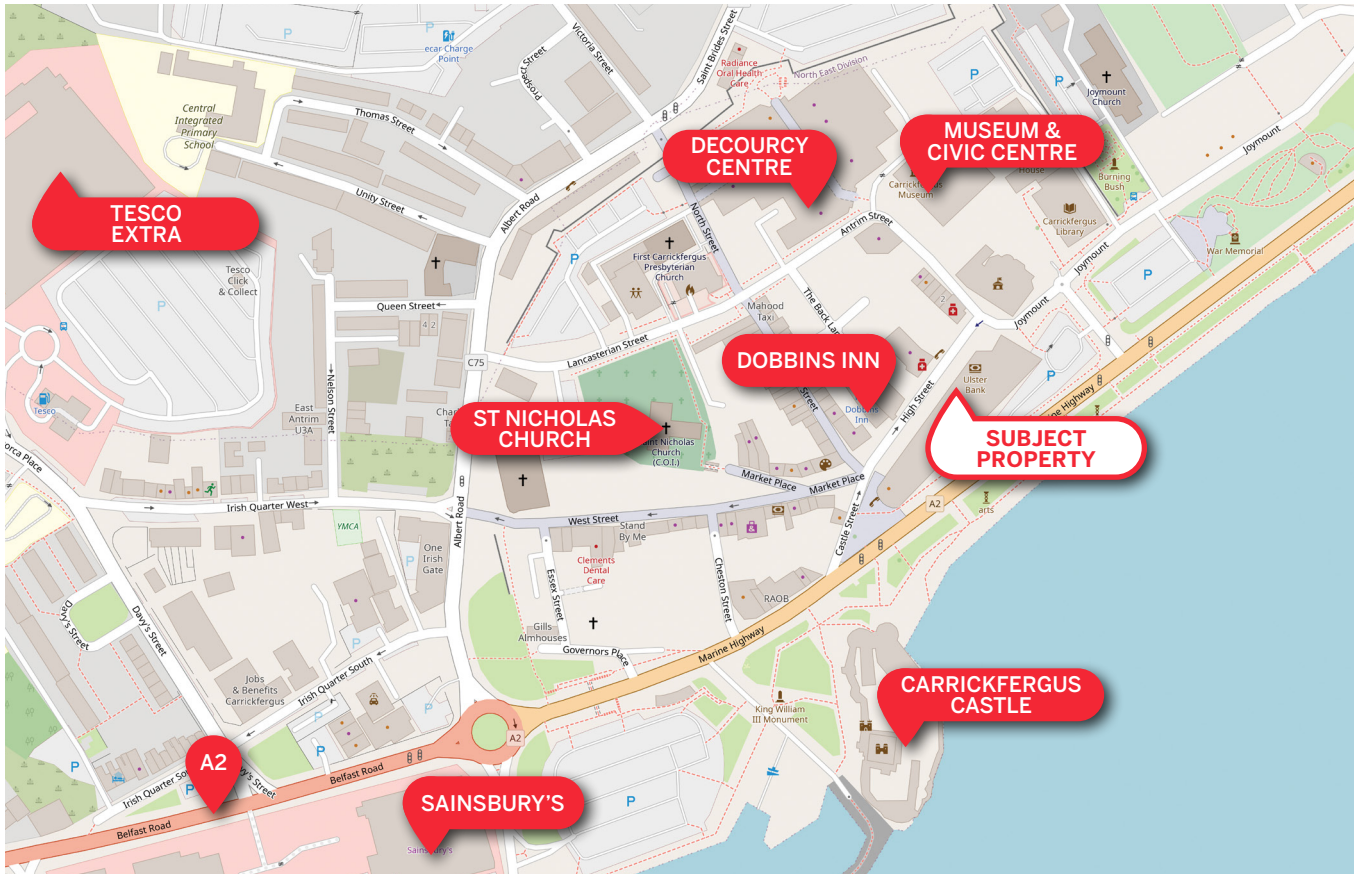
Description	Size Sqm	Size Sqft
Ground Floor Unit 31	33.55	361
Ground Floor Unit 31A	99.21	1,068
First Floor	48.38	521
Second Floor	47.07	507
Third Floor	40.00	431
Total	268.21	2,888

TENANCY SCHEDULE

Unit	Tenant	Rent PAX	Lease Start	Lease Expiry
31	Chong Huu Dang t/a Heaven Nails & Spa	£11,000	04.04.2025	03.04.2030
31A	Areeba Ahmed t/a Fix Fella	£7,000	15.01.2024	14.01.2029
1F	Paschal O'Hare Solicitor	£3,900	27.03.2003	26.03.2015
2F	Burns Dewar & Fortfield & Brown	£4,800	05.09.2025	04.09.2030
3F	Slr NI Community	£2,400	07.11.2016	06.11.2021
TOTAL		£29,100		



LOCATION



TITLE

Leasehold title for a period 900 years from 13.04.1929 and subject to nominal ground rent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

PROPOSAL

Seeking offers in the region of £250,000 (Two Hundred and Fifty Thousand Pounds) exclusive, subject to contract.

EPC

The property has an Energy Efficiency rating of D77 & D86. The full Certificate can be made available upon request.



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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. 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 Lisney. 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 24330

Lisney
COMMERCIAL REAL ESTATE

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Viewing Strictly by appointment with the sole selling agent Lisney.

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