

**FOR SALE**

**31 High Street, Carrickfergus, BT38 7AN**

PROMINENT COMMERCIAL INVESTMENT OPPORTUNITY PRODUCING £16,000 EXC P.A

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## INVESTMENT SUMMARY

Commercial investment producing  
£16,000 exc per annum

Opportunity to further grow income  
through letting of vacant space

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
- Suspended ceilings
- Painted walls
- Wall mounted storage heaters
- Recessed lighting



## ACCOMMODATION

The areas below are approximate areas.

Description	Size Sq M	Size Sq Ft
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
<b>Total</b>	<b>268.21</b>	<b>2,888</b>

## TENANCY SCHEDULE

Unit	Tenant	Rent PAX	Lease Start	Lease Expiry	Comments
31	Vacant	£			ERV £11,000 pax
31A	Areeba Ahmed t/a Fix Fella	£7,000	15.09.2020	14.09.2025	
1F	Paschal O'Hare Solicitor	£3,900	TBC	TBC	
2F	Brian Forsythe t/a #mortgages	£2,700	09.09.2019	08.09.2023	
3F	Slr NI Community	£2,400	TBC	TBC	
	<b>TOTAL</b>	<b>£16,000</b>			



## LOCATION



## TITLE

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

## VAT

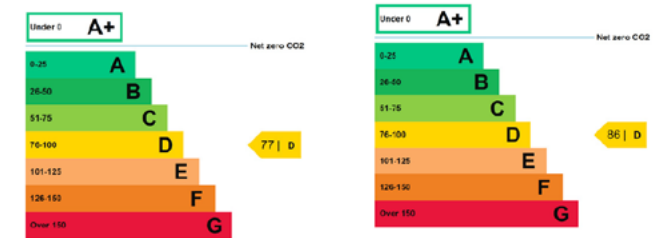
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## 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.

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

### Lisney Commercial Real Estate

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