

FOR SALE/TO LET

Governors Place, Carrickfergus BT38 7BN

PROMINENT RETAIL/OFFICE UNIT OF 700 SQFT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

**LAST UNIT
REMAINING**

FEATURES

Self contained ground floor unit of c. 700 sq ft

Finished to shell specification ready for fit out

Prominent location opposite Carrickfergus Castle and Carrickfergus Marina

Suitable for a wide range of uses (STPP)

LOCATION

Carrickfergus is a busy commuter town convenient to Belfast (11 miles), Whiteabbey (6 miles) and Larne (13 miles). The property comprises a new development fronting Governors Place in the town centre, occupying a prominent position on the A2. Approximately 250 public car parking spaces are available immediately opposite the properties. This is a busy location for people accessing the town centre, Carrickfergus Castle and the marina.

Well known occupiers in the vicinity include Sainsburys, Omniplex, Premier Inn, Spingsteens and Papa Browns.

DESCRIPTION

This new mixed use development with residential apartments on the upper floors and retail units at ground floor externally are to be finished in a painted render with attractive, partially glazed shopfronts in a traditional style in-keeping with the surrounding area. All services have been brought to connection points.

Internally, the unit has been completed to shell specification with a screed floor in the sales area and PVC flooring in the WC. Plumbing and electrical mains are present in the unit.



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ACCOMMODATION

The units will have the following approximate areas.

Description	Sq Ft	Sq M
Unit 1	700	65.03
Unit 2	LET	LET

TITLE

We understand the property is held by way freehold or long leasehold.

SERVICE CHARGE

An annual service charge is payable for upkeep of external common areas and insurance. Assessed on a proportionate basis.

RATES PAYABLE

Rates will be assessed on completion of the unit.

PROPOSED LEASE TERMS

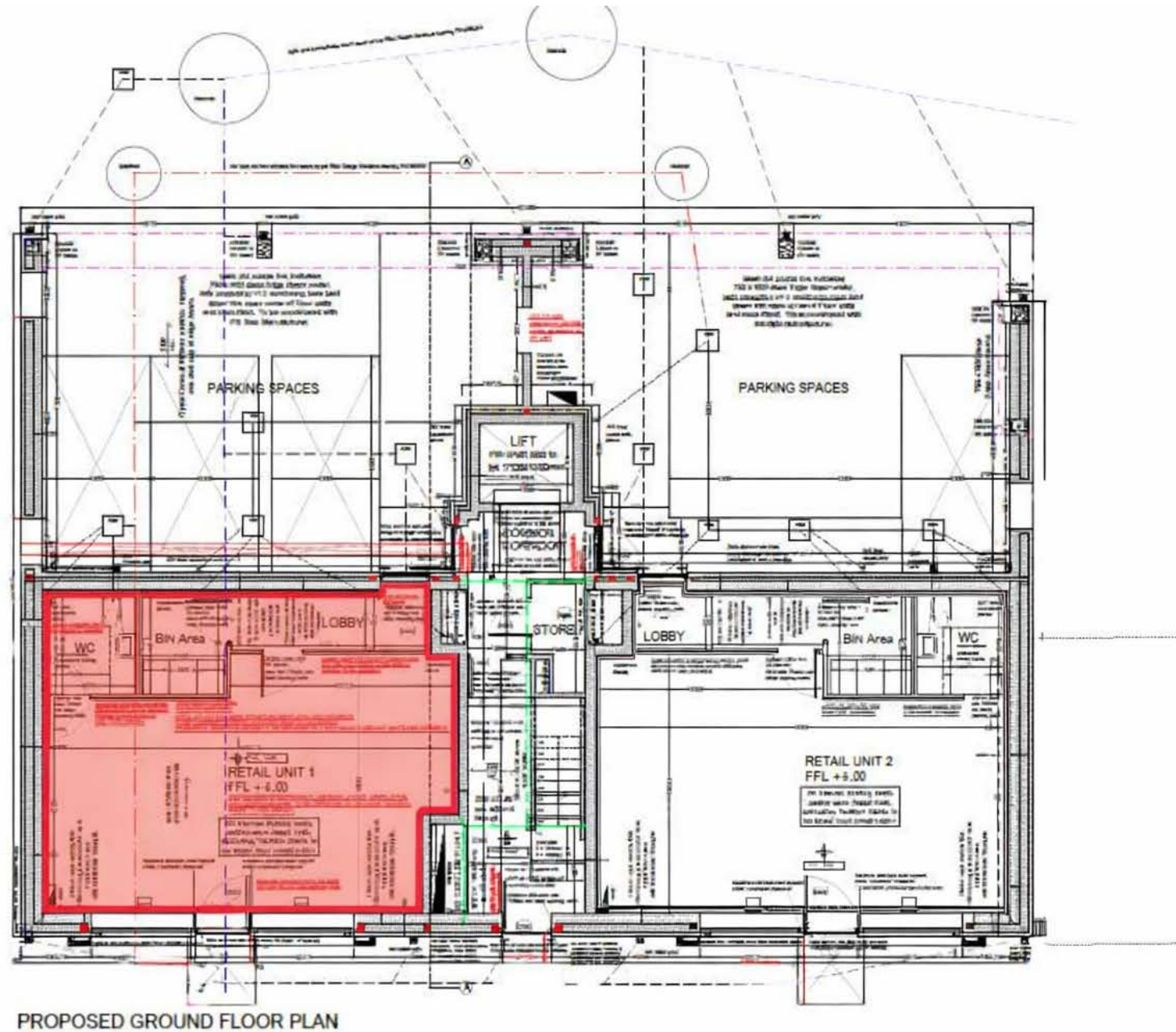
Term:	By Negotiation
Rent:	£12,250 per annum
Repairs:	Fully Repairing and Insuring

PRICE

£155,000, exclusive



OUTLINE FOR INDICATIVE PURPOSES ONLY. CAR PARKING SPACES ARE FOR THE USE OF THE APARTMENTS ONLY



LOCATION



VAT

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

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

EPC will be carried out on completion of the unit. A copy can be made available on request following completion.

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.

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Viewing Strictly by appointment with the sole selling agent Lisney.

The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

Lisney Commercial Real Estate

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