

**FOR SALE/TO LET**

**Governors Place, Carrickfergus, BT38 7BN**

**TWO PROMINENT RETAIL/OFFICE UNITS 700 SQ FT EACH**

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Two new self contained ground floor units 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

Currently under construction (completion Q3/Q4 2024), 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 will be brought to connection points.

Internally, the units will be completed to shell specification with a screed floor in the sales area and PVC flooring in the WC. Plumbing and electrical mains will be present in the units.



## ACCOMMODATION

The units will have the following approximate areas.

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

## 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 units.

## PROPOSED LEASE TERMS

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

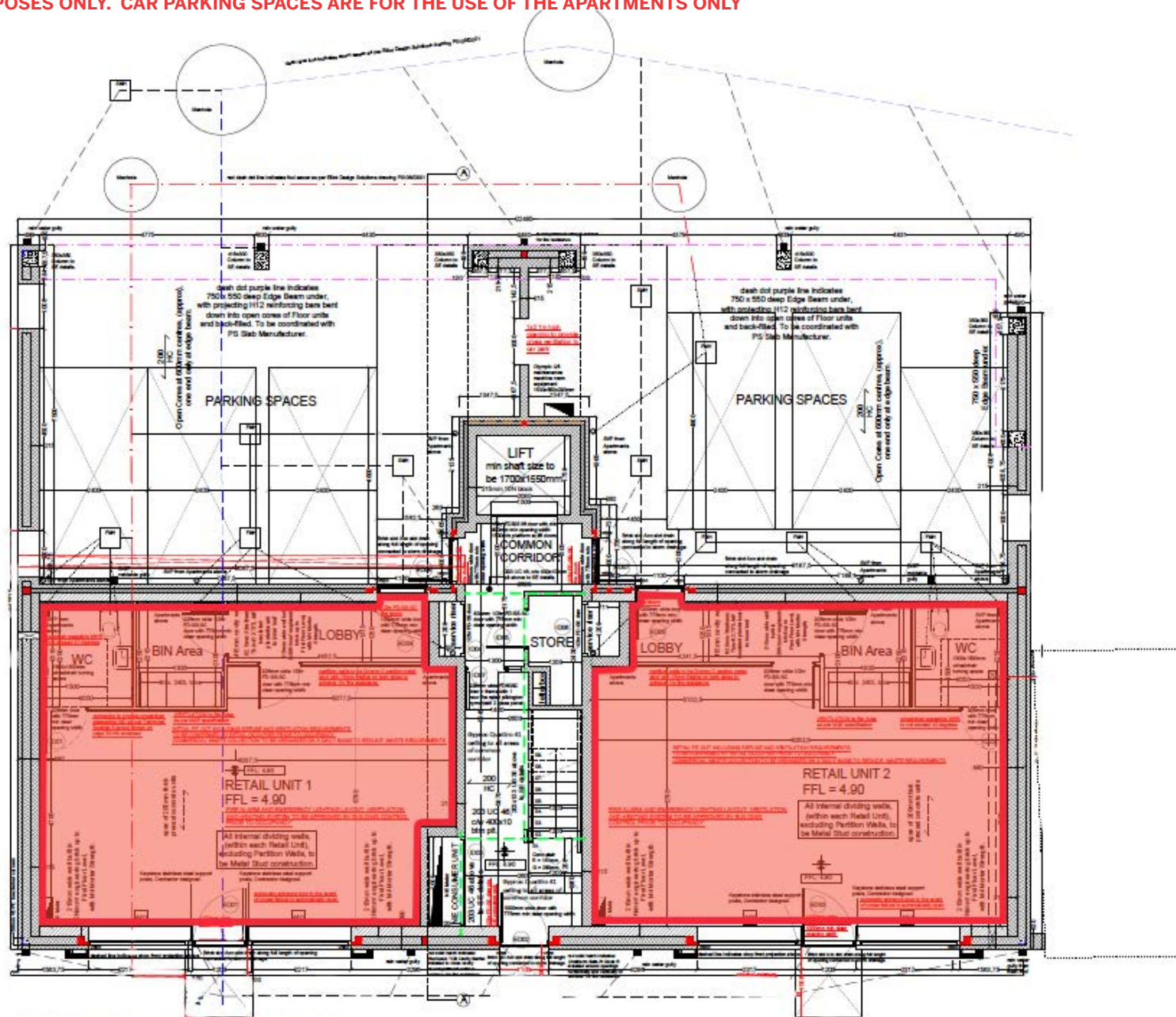
## PRICE

£155,000, exclusive, per unit.



OUTLINE FOR INDICATIVE PURPOSES ONLY

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



PROPOSED GROUND FLOOR PLAN

## 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 units. 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.

# Lisney

COMMERCIAL REAL ESTATE

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