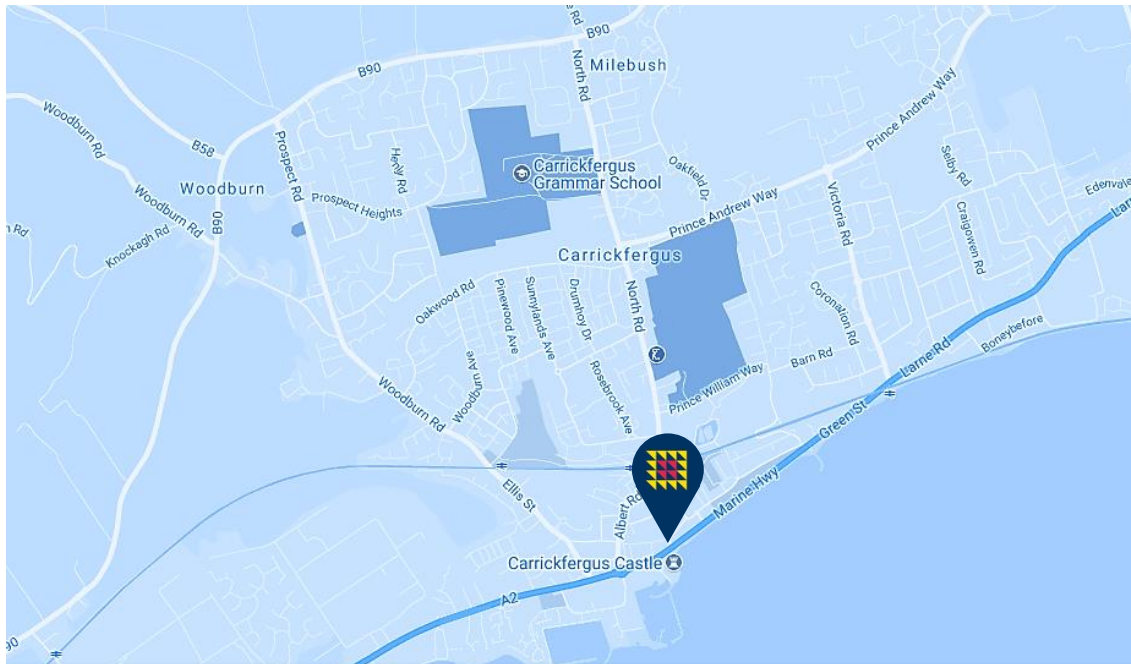


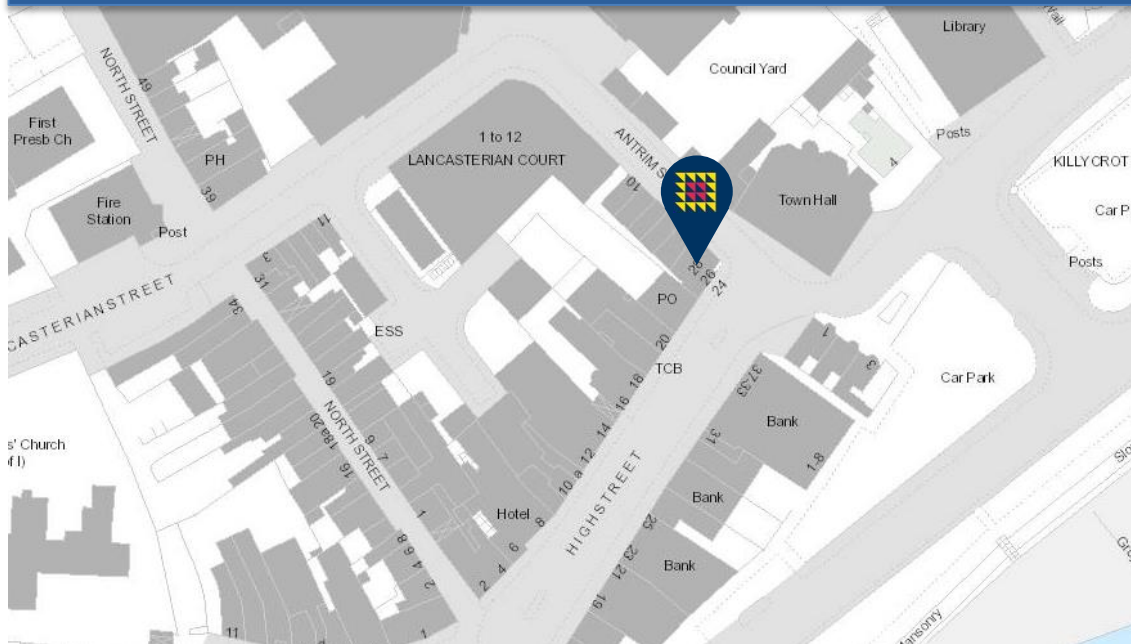


**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Office accommodation extending to c. 830 sq ft  
2<sup>nd</sup> Floor, 24 High St, Carrickfergus BT38 7AF



## 24 High Street, Carrickfergus



## LOCATION & DESCRIPTION

Carrickfergus is a coastal town some 10 miles north east of Belfast City and some 12 miles south of Larne. It is one of Belfast's principal commuting towns by road and rail.

The subject is located on a prominent position on High 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 floor office space.

The accommodation is fitted to include carpeted flooring, painted / plaster walls, recessed strip fluorescent lighting, electric heating, perimeter trunking, kitchenette and WC.

## ACCOMMODATION

UNIT	AREA SQ M	AREA SQ FT
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Offices (to include open plan (plan office, private office and kitchenette))	c. 83 sq m	c. 830 sq ft
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## LEASE DETAILS

TERM:	Negotiable subject to periodic upwards only rent reviews
RENTAL:	On application
REPAIRS / INSURANCE:	Full repairing and insuring basis lease

## N.A.V.

We are advised by the Land and Property Service that the NAV for the subject is £4,450.

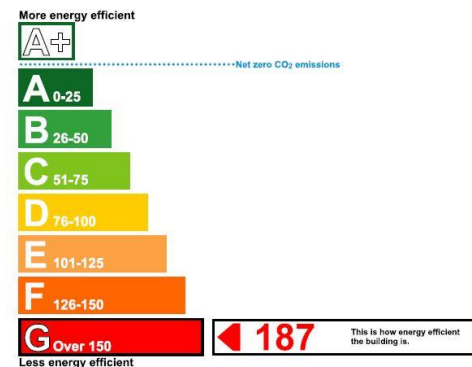
The commercial rate in the pound for 2017 / 2018 is £0.615350.



## VAT

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

## EPC



## VIEWING / FURTHER DETAILS

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