



FOR SALE

19 High Street, Carrickfergus, BT38 7AN

Commercial Redevelopment/Investment Opportunity c. 7,728

Let to NIHE
Currently producing £19,500 pa
rising to £24,000 pa

Lisney

Features

- Commercial building c. 7,728 sq. ft. currently in office use.
- Double frontage to High Street and Marine Highway.
- Prominent town centre location.
- Significant redevelopment potential.
- Uninterrupted sea views over Belfast Lough.
- Not VAT registered.

Location

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

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

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

Neighbouring occupiers include Superdrug, The Original Factory Shop and Danske Bank.



© Copyright 2017 Apple Maps - Image for indicative purposes only

Description

The subject property comprises a double fronted, self-contained, three storey building with a relatively modern brickwork extension totaling c. 7,728 sq. ft., currently in office use.

The property is of traditional construction with a pitched and slated roof along with external rendered and painted walls.

Internally, the property presents a mix of private and open plan office areas along with ancillary staff and storage space.

The space has largely been finished to the following specification;

- Carpeted flooring
- Raised access floors
- Suspended ceilings
- Ceiling mounted fluorescent tube lighting
- Wall mounted storage heaters
- Perimeter trunking
- Doubled glazed windows

The upper floors are capable of sub-division and can be accessed via a separate ground floor entrance on High Street.

The property also enjoys uninterrupted views over Belfast Lough to the south and may be suitable for redevelopment, subject to planning and the necessary statutory consents.



Accommodation

FLOOR	NET INTERNAL AREA (SQ. M.)	NET INTERNAL AREA (SQ. FT.)
Ground	157.74	1,698
First	281.41	3,029
Second	278.79	3,001
TOTAL	717.94	7,728

Planning

We understand that the subject property is located within the Carrickfergus town centre development Limit, and is unzoned as 'White Land' as defined by Belfast Metropolitan Area Plan (BMAP) 2015 (Carrickfergus section).

**All Interested parties are advised to make their own enquiries into the planning potential of the site.*

Rates

REFERENCE NO.	ADDRESS	DESCRIPTION	NAV
512357	19 High Street, Carrickfergus	Offices (Grd, 1st and 2nd)	£29,000

Rates in the £ 2019/20 rate year: 0.58936

Rates payable 2019/20 rate year: £18,576.24

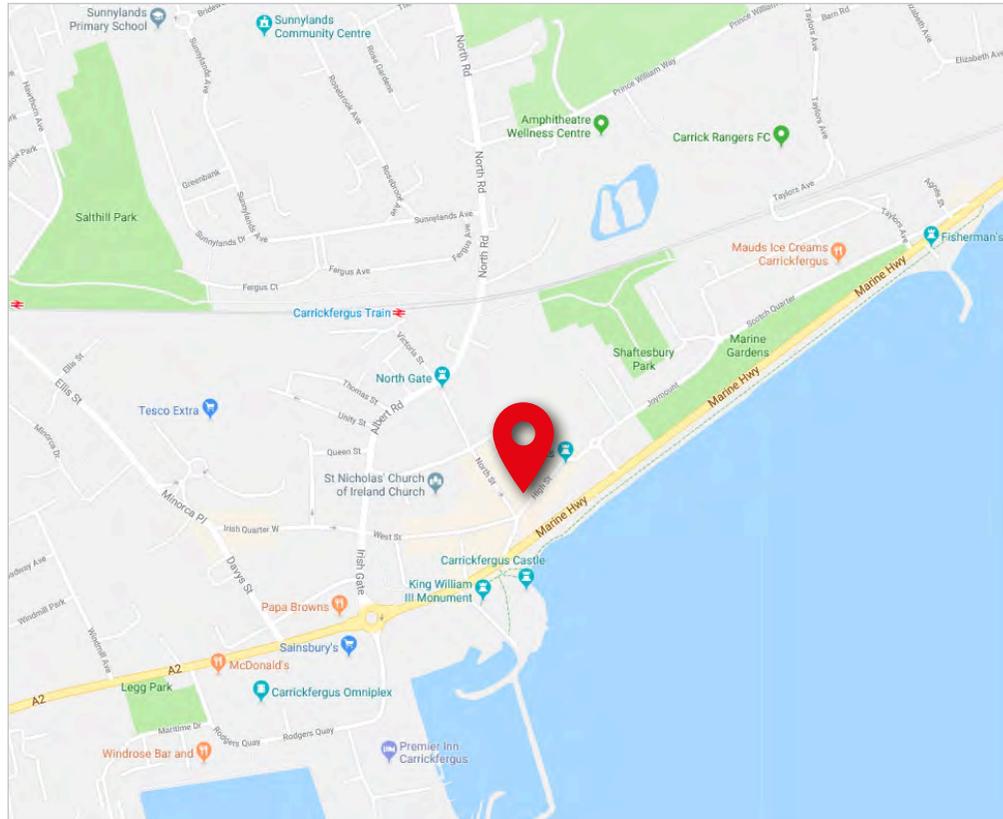
Title

We have been advised that the property is held long leasehold subject to a nominal ground rent.



Marine Highway Frontage

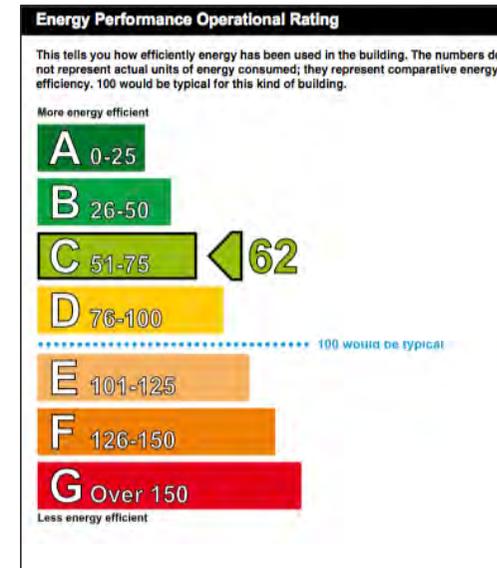




EPC Rating

The property has an Energy Efficiency rating of C62

A full certificate can be made available upon request.



Asking Price

Offers invited in excess of £275,000 excl.

Existing Lease

The property is occupied by NIHE under a 5 year FRI lease expiring 31/07/23.

Rent passing:

- £19,500 pa - (01/08/18 - 31/07/21)
- £22,000 pa - (01/08/21 - 31/07/22)
- £24,000 pa - (01/08/22 - 31/07/23)

Stamp Duty

Will be the responsibility of the purchaser.

VAT

We have been advised that the building has not been elected for VAT.

Contact

David McNellis or Jonah McDowell

028 9050 1501

dmcnellis@lisney.com

jmcdowell@lisney.com

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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

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.