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TO LET

**Units E & F, 55-59 High Street, Antrim BT41 4AY**

Café premises extending to c. 123 sq m (1,324 sq ft)

# LOCATION

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from excellent transport links to the M2 Motorway and A26, which provides quick and direct access to all parts of the Province, Belfast International Airport and Belfast and Larne Ports.

The subject is located on High Street within the town centre and occupies a prominent position opposite Castle Mall Shopping Centre.

A number of units within the building have also recently been let with new tenants including Antrim & Newtownabbey Borough Council, Peregá and the Housing Executive.

# DESCRIPTION

The subject comprises a 1,324 sq. ft unit ideally suited for café use.

The space is professionally finished with suspended ceilings, LED light panels, tiled flooring and plastered and painted walls.

The café benefits from a flow of office staff from the nearby Housing Executive offices and the new Antrim Council Business Hub located above.

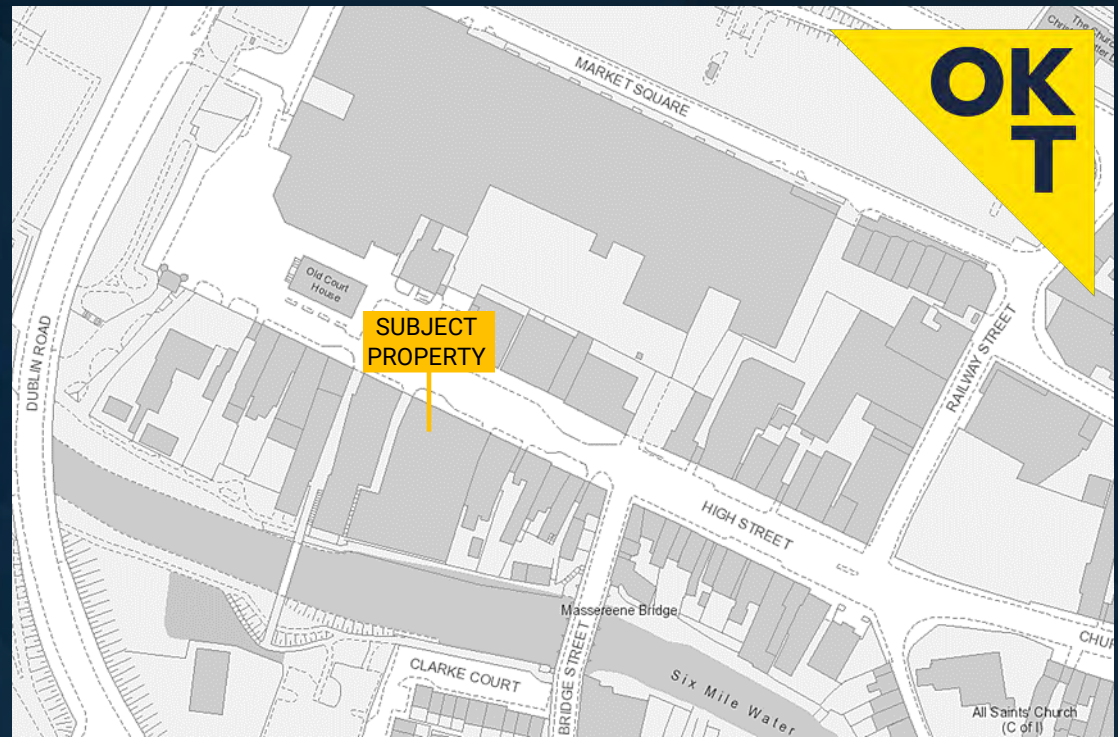
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Café	c. 123	c. 1,324

## 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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9470



# LEASE DETAILS

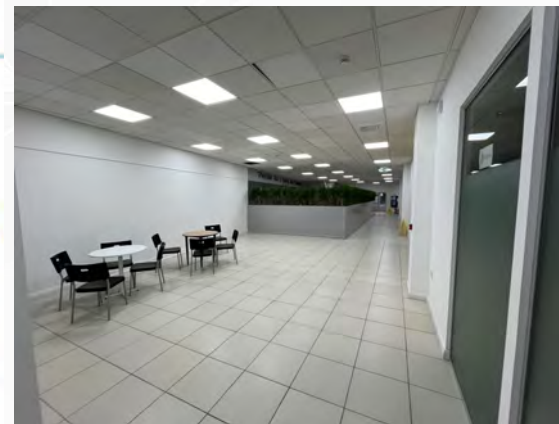
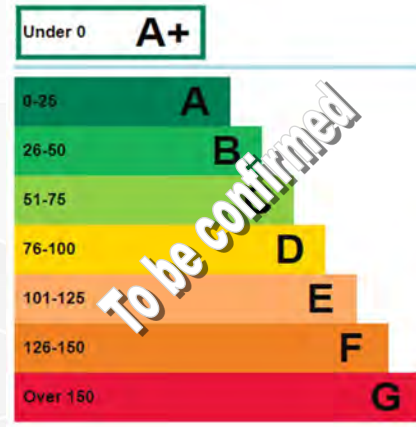
- RENT: On application
- TERM: Negotiable.
- REPAIRS: Tenant responsible for all internal repairs plus a contribution to the maintenance and upkeep of the building and common areas by way of service charge.

# VAT

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

# NAV (RATES PAYABLE)

To be assessed.



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

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## O'CONNOR KENNEDY TURTLE

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