

OK
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TO LET

22D Market Square, Antrim, BT41 4DT

Former Beauty Salon of c. 660 sq ft with Dedicated Car Parking

LOCATION

Antrim is located approximately 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from three junctions onto the M2 motorway.

Antrim is the main railway link between Belfast and Londonderry and is in close proximity to Belfast International Airport.

DESCRIPTION

The subject comprises a refurbished own door two storey building of c. 660 sq ft most recently used as a beauty salon but would also suit office use.

Adjoining occupiers include Conway Todd Solicitors, Mann's Café, Barney's Bar and Iceland Supermarket.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

22D (Comprises reception area, open plan retail / office area, kitchen, store & WC and first floor office / retail area.

c. 61sq m

660sq ft

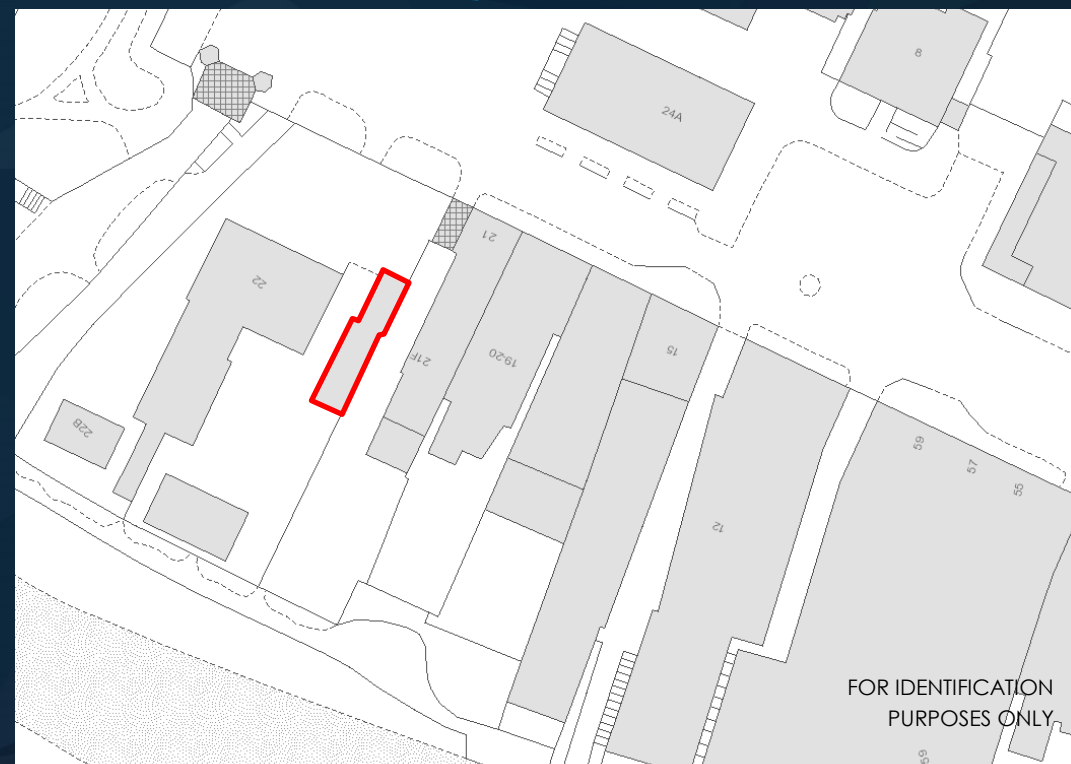
Customer Due Diligence:

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/ukksi/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: 8572



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FOR IDENTIFICATION
PURPOSES ONLY



LEASE DETAILS

RENT:	£6,750 per annum
TERM:	Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	Included in rental
VAT:	VAT is payable.
AVAILABILITY:	Mid September 2024

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

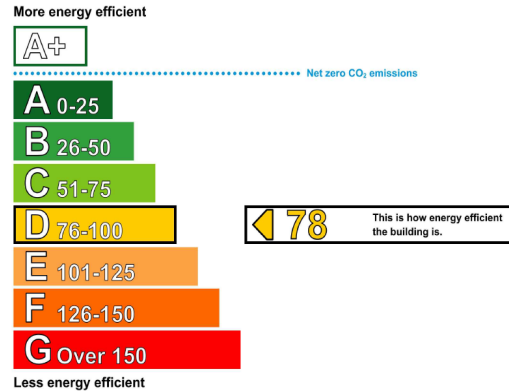
NAV (RATES PAYABLE)

NAV: £4,300

Estimated rates payable in accordance with LPS
Website: £2,430.91

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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