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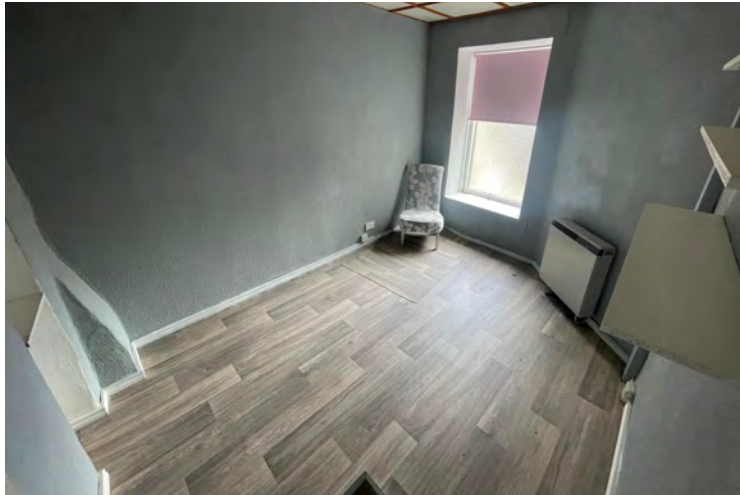


FOR SALE (May Let)

37 High Street, Antrim, BT41 4AX

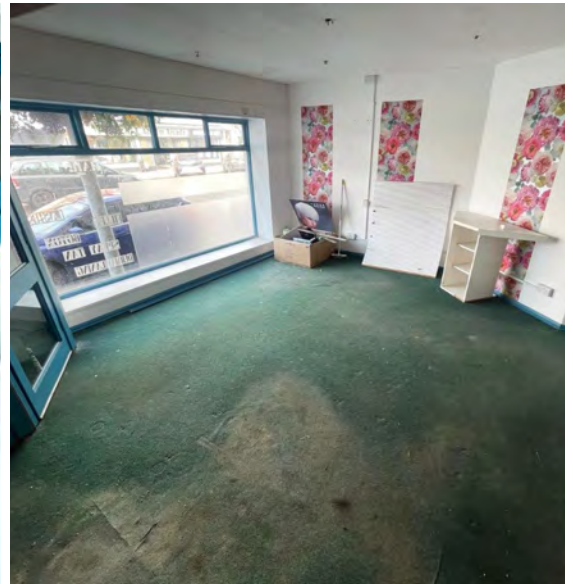
Retail / Office Accommodation extending to c. 1,263 sq ft

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Retail / Office Accommodation extending to c. 1,263 sq ft



LOCATION / DESCRIPTION

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

The subject is located on High Street within the town centre and comprises a three storey commercial building together with a small basement storage area

The property is suitable for a wide variety of uses, subject to any necessary planning consents.

ACCOMMODATION

Description	Area sq m	Area sq m
GROUND FLOOR	c. 32 sq m	c. 347 sq ft
BASEMENT	c. 21 sq m	c. 228 sq ft
FIRST FLOOR	c. 35 sq m	c. 374 sq ft
SECOND FLOOR	c. 29 sq m	c. 314 sq ft
TOTAL NET INTERNAL AREA	c. 117 sq m	c. 1,263 sq ft

LEASE DETAILS

RENT: Price on Application

TERM: Negotiable

SALES DETAILS

PRICE: We are seeking offers in the region of £67,500

TITLE: We assume the property is held under freehold title

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

LISTING STATUS

The building is B2 listed (Reference no. HB20/08/012 B).

NAV

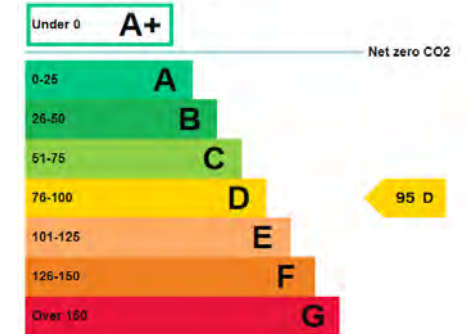
NAV: £4,700

Estimated rates payable in accordance with LPS Website: £2,657.04

Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.

Energy rating and score

This property's energy rating is D.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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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