



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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FORMER LICENSED RESTAURANT PREMISES



TO LET

**Recently Refurbished, Former
Licensed Restaurant Premises**
c. 3,943 sq ft (c. 366.3 sq m)

**88 Church Street
Antrim
BT41 4BA**



- Recently refurbished and fully fitted former Licensed Restaurant Premises
- May be suitable for a variety of uses.– subject to planning
- The property has been finished to a high standard throughout and is available for immediate occupation.
- Equipment / Contents are available subject to separate negotiation



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
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LOCATION

The subject property occupies a prominent position on Church Street which is a short distance from Antrim Town Centre and only 18 miles from Belfast.

The town benefits from excellent transport links providing easy access to the M2 motorway network and the International Airport.

There are a variety of commercial and residential users within the surrounding area.

DESCRIPTION

The subject property is a former licensed restaurant previously trading as TownHouse.

The property is split over two floors with a small basement area which was previously used for storage. The ground floor provides a restaurant / bar area with accommodation on the first floor suitable for commercial / office or residential use.

The property has received a recent refurbishment and now benefits from new windows, wooden flooring, suspended ceiling with LED lighting, new heating system, new burglar and fire alarm and has been painted throughout.

There is a generous yard area to the rear of the property which can be accessed via Church Street and has the potential to be used for parking.

Equipment / Contents are available subject to separate negotiation.





ACCOMMODATION

	Sq ft	Sq m
Basement:	426	39.57
Ground Floor:	2,493	231.61
First Floor:	<u>1,024</u>	<u>95.13</u>
Total:	3,943	366.31

LEASE DETAILS

Term: A new full repairing and insuring lease for a term by arrangement.

Rent: £17,000 per annum

NET ANNUAL VALUE

We have been advised by Land and Property Services that the Net Annual Value is currently £21,700.

Rate Pounding (Antrim & Newtownabbey 2018/2019) is £0.580911

Rates payable are therefore estimated to be £12,606 per annum.





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VAT

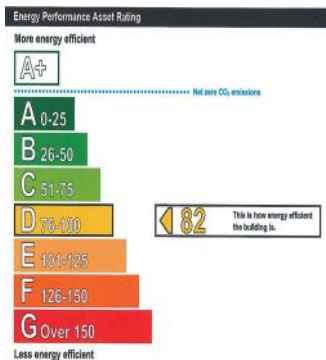
All prices quoted are exclusive of and therefore may be liable to VAT.

VIEWING ARRANGEMENTS

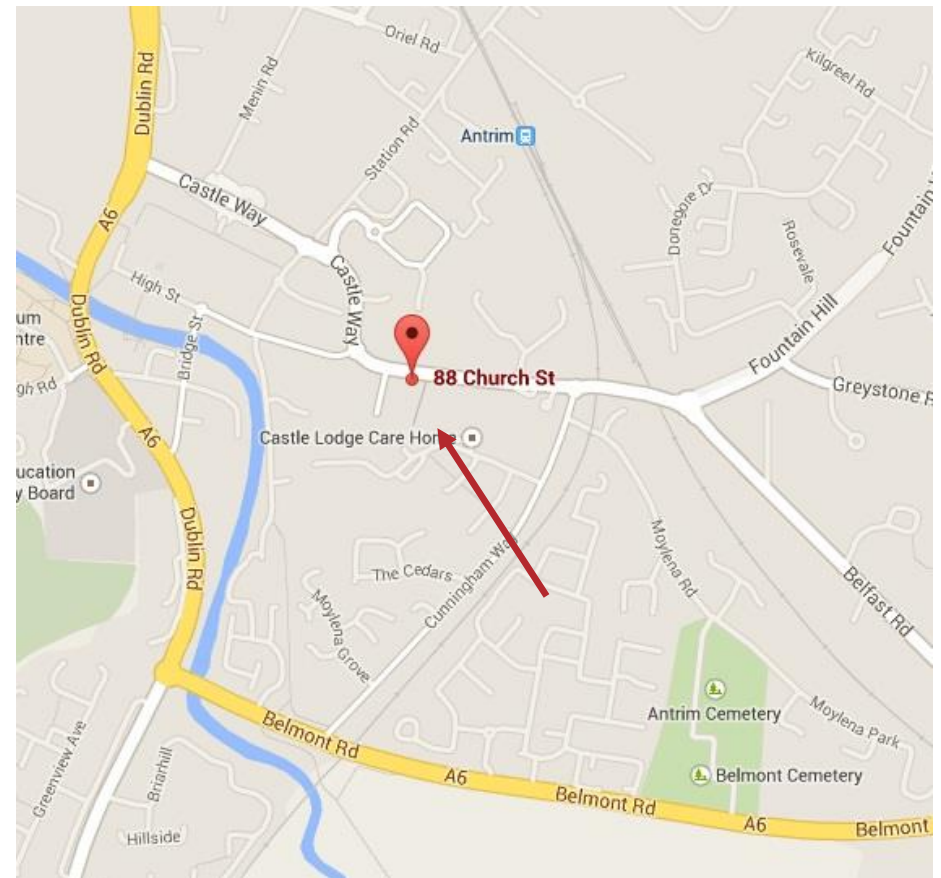
Strictly by appointment with McConnell Chartered Surveyors

Contact: Adam Bolton or Shaun Wallace
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E-mail: adam.bolton@mcconnellproperty.com
shaun.wallace@mcconnellproperty.com

EPC



LOCATION MAP



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