

**Flexible
Lease Terms
Available**



To Let

33 West Street Carrickfergus BT38 7AR

Former Dental Practice in Excellent Order Approx. 2,039 Sq. Ft.

BEACON
PROPERTY

Location

Carrickfergus is a busy commuter town convenient to Belfast (11 miles), Whiteabbey (6 miles) and Larne (13 miles). Located in the heart of County Antrim sitting on the north shore of Belfast Lough, Carrickfergus has a local population of approximately 28,150 persons. Carrickfergus is considered an important industrial, commercial and service centre to the province.

Nearby occupiers include Shek Hair Group, Tru Colours Hair Bar, Evolution Fitness & Boxing Club, Clements Dental Care and Cuddy's Department store.

Description

The subject unit comprises a split-level unit with frontage onto both West Street and Saint Nicholas Court.

The ground floor accessed off West Street comprises a mix of open plan and cellularized space previously used as a dental surgery.

This space has the benefit of the previous tenants fit-out largely remaining in-tact with suspended ceiling, LED lighting, air con and part carpet/vinyl flooring.

The split level to the rear has an entrance onto Saint Nicholas Court. This space is largely shell specification ready for a tenants fit out.

Accommodation

The property provides the following approximate areas

Description	Sq. ft	Sq. m
Ground Floor	1,733	161
First Floor	306	28
Total	2,039	189

Lease Details

Term: Flexible

Rent: Price On Application

Repairs: Effectively full repairing by way of an ad hoc service charge for any external repairs to the structure of

the property or communal areas

Building Insurance:

The tenant will be responsible for reimbursement of a fair and reasonable proportion of the insurance premium to the landlord.

Deposit:

A rental deposit will be required as security. Amount to be agreed with the agent.

NAV

NAV: £7,600
 Rate in £ 2025 / 26 £0.696348
 Rates Payable (Approx) £5,293 per annum

*Please note the subject should qualify for small business rates relief scheme which would result in a 20% reduction in rates liability figure. Alternatively the subject premises may also be eligible for the 'Back in Business' relief scheme which could see 50% rate saving for 2 year period. Interested parties should satisfy themselves regards any possible rate relief scheme.

VAT

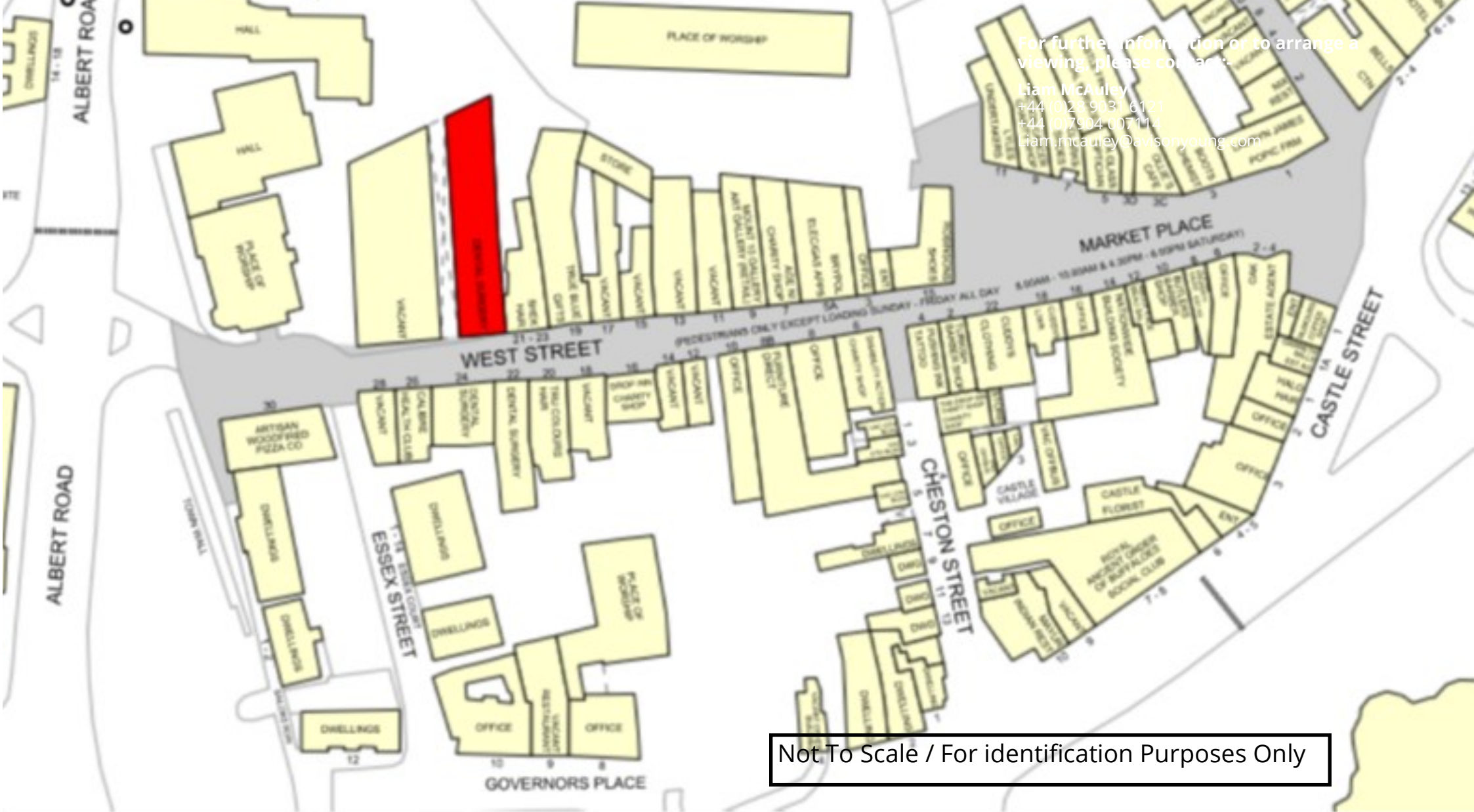
All rental and outgoing are quoted exclusive of VAT which shall be chargeable.

Availability

Subject to completion of a lease unit is available immediately

EPC





For further information or to arrange a viewing please contact:
Liam McAuley
+44 (0)28 9031 6121
+44 (0)7904 007114
Liam.mcauley@avisonyoung.com

Not To Scale / For identification Purposes Only

For further information or to arrange a viewing, please contact:-

Liam McAuley

+44 (0)28 9521 9319

+44 (0)7904 007114

Liam@beaconpropertyni.co.uk

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