



6 Castle Street

Antrim, BT41 4HP

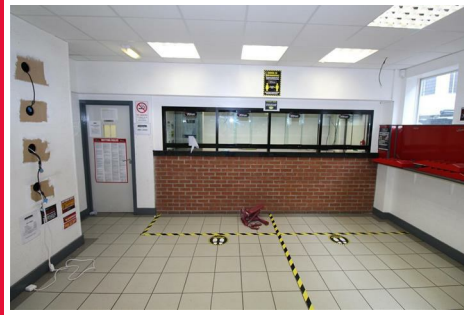
£6,950 Per Annum



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LEASE TERMS

Ground Floor Retail/Office Unit

AREA: Circa 63 sqm / 677 sqft

RENT: £625 per month

VAT: Rent is exclusive of VAT, if chargeable.

TERM: Min 3 years

RATES: Payable by the Tenant

Retail Area

25'1" x 18'6" (7.64 x 5.65)

Suspending ceiling and lighting. Air conditioning unit.
Tiled flooring.

Back Office

18'10" x 7'9" (5.75 x 2.35)

Tiled flooring.

Tea Prep & WC

19'0" x 4'5" (5.78 x 1.35)

Low level wall units with stainless steel sink.

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/ukxi/2017/692>. 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 Edmondson Estates. 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.

Edmondson Estates for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Edmondson Estates has any authority to make or give any representation or warranty in relation to this property. (iv) Edmondson Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Road Map



Hybrid Map



Terrain Map



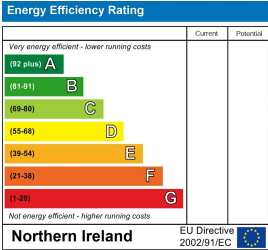
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.