



Instinctive  
Excellence  
in Property.

# To Let

## Retail Units

500 sq ft - 1,250 sq ft (46 sq m - 116 sq m)

DeCourcy Shopping Centre  
11 Antrim Street  
Carrickfergus  
BT38 7AG

RETAIL



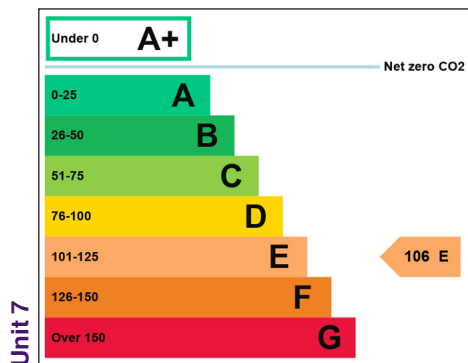
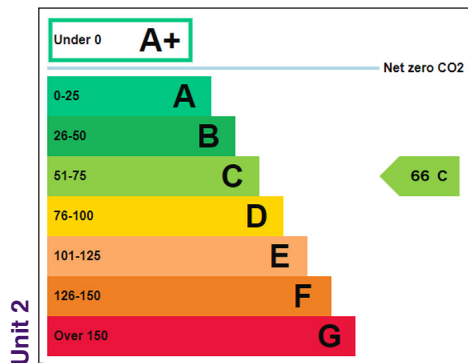
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### RETAIL



## Location

Carrickfergus has a population of c. 40,000 and a wider catchment of c. 100,000 within a 15 minute drive. The town is located 10 miles north east of Belfast and benefits from excellent communication links, with convenient access to the A2, M5 and M2 motorways and NIR rail networks. Mid and East Antrim Council Civic Centre is immediately adjacent to the property. Tesco, Sainsbury's, Lidl and Marks and Spencer are all located within the town.

## Description

DeCourcy Shopping Centre is located in the heart of the town centre and forms the principle retail pitch within the town. Adjacent high street retailers include Poundland and Savers. The scheme is anchored by Iceland, Home Bargains and Poundstretcher and comprises a modern single storey mall with over 300 free nearby car parking spaces. The units are finished to a good standard throughout to include:

- Painted and plastered walls
- Concrete flooring
- WC facilities
- Storage space

## Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Unit 2	1,250	116
Unit 7	500	46

## Lease Details

Rent on application.

## Rates

We have been advised by the Land and Property Services of the following rating information:

Unit 2 - Estimated Rates Payable: £4,337 per annum  
Unit 7 - Estimated Rates Payable: £2,589 per annum

## Service Charge

Unit 2: £3,186 per annum plus VAT  
Unit 7: £1,531 per annum plus VAT

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

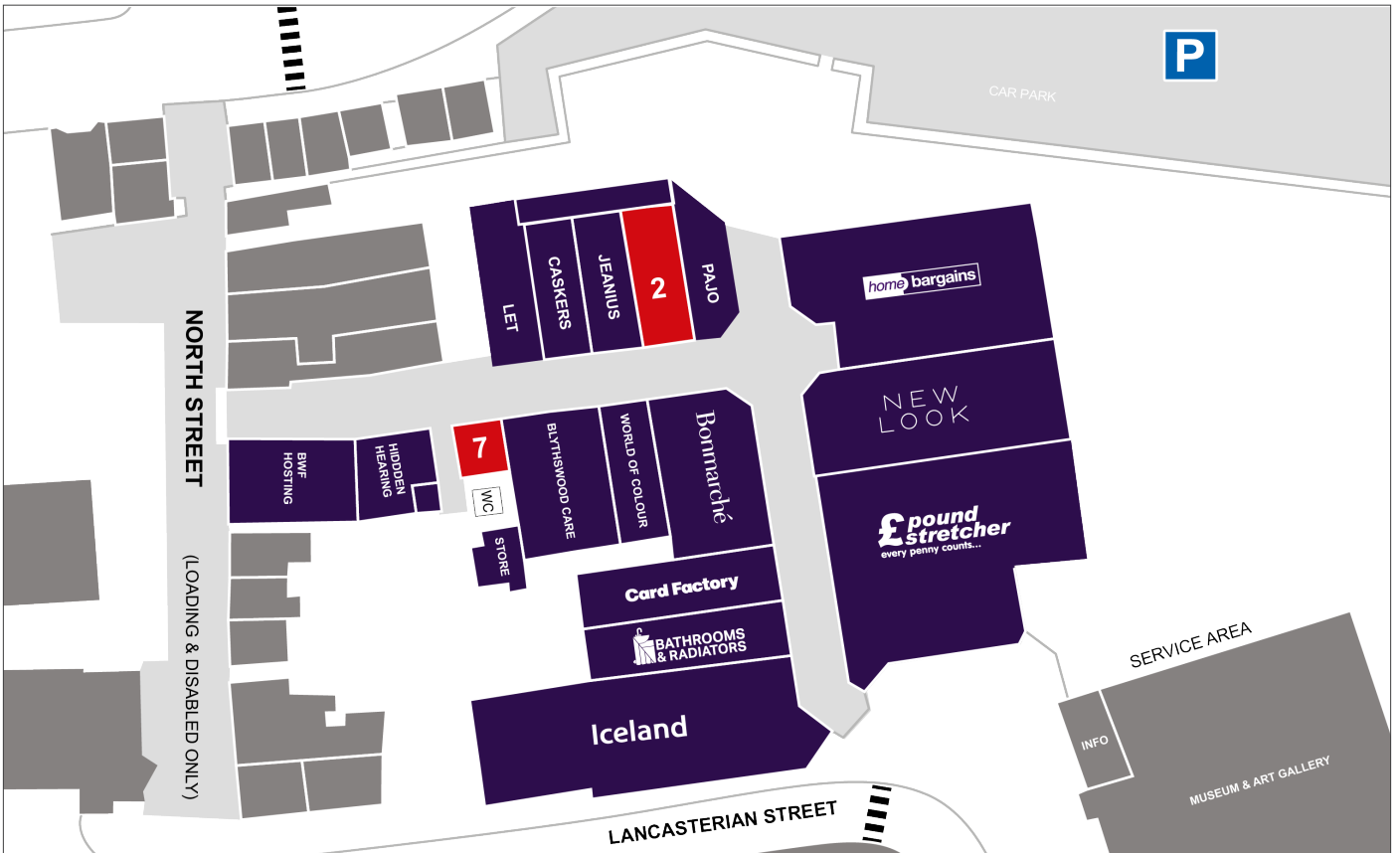


Unit 2 - External



Unit 2 - Internal

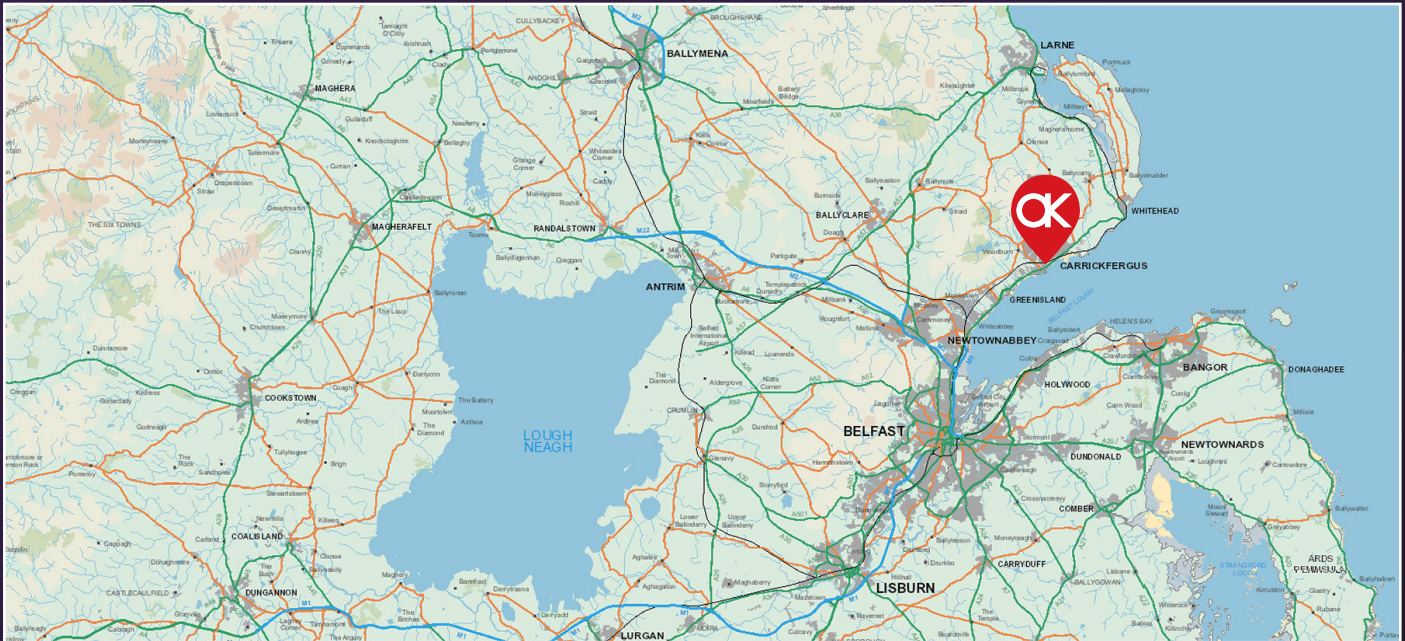








FOR IDENTIFICATION PURPOSES ONLY



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### 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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

### MISREPRESENTATION ACT 1967

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