



## Prominent Town Centre Property

### Property Highlights

- Substantial Grade B1 Listed former bank premises arranged over ground, first and second floors with private car parking to the rear.
- Extending to approximately 4,208 sqft (390.94 sqm) on a site of c.0.12 acres (0.049 ha).
- Suitable for a variety of uses, subject to planning permission.

For more information, please contact:

Robert Toland  
028 9023 3455  
[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

James Russell  
028 9023 3455  
[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)

Alicia Niedzialkowska  
028 9023 3455  
[alicia.niedzialkowska@cushwake-ni.com](mailto:alicia.niedzialkowska@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

## Location

Antrim is the county town of Co. Antrim with a population of c.26,000 people (2021 Census) together with a catchment population from nearby towns and villages such as Crumlin, Randalstown and Templepatrick. It is located approximately 18 miles north west of Belfast on the north east shores of Lough Neagh and is easily accessible by road and rail with Belfast International Airport located in close proximity. In addition to the many family-run and independent businesses Antrim has multiple national retailers with The Junction being regarded as one of the premier retail and leisure destinations in the province and in recent years the town has seen considerable private residential development.

The subject property is situated adjacent to the main entrance of Castle Mall Shopping Centre and occupies a highly prominent position on Market Square at its junction with High Street benefitting from high volumes of pedestrian and vehicular traffic. Nearby occupiers include Poundland, Superdrug, Holland & Barrett, Specsavers, DV8, Iceland, Housing Executive, Maddens Bar, Danske Bank and Winemark.

## Description

Grade B1 Listed (HB Ref No: HB20/08/009) detached former bank premises of a traditional construction.

The subject property, which is set behind railings on a curved plinth, is a three storey building with a single storey extension to the side and two storey and single storey projections to the rear beneath pitched slate and flat roofs.

Finished externally in a painted smooth render with ashlar detailing and the facade comprises features such as a platband, keystone, quoins, pilasters, cornices and corbels with timber framed single glazed sliding sash windows.

Enclosed concrete surfaced car park to the rear that is accessed from High Street and a side yard laid in concrete with a pedestrian gate onto Market Square.

The ground floor, which sits above pavement level, is accessed by a ramp or by steps and is configured to provide a former banking hall, open plan office, three private offices, vault and ATM bunker. To the rear there is a boiler house which is accessed from the side yard and the car park.

The first floor provides five rooms suitable for office and storage accommodation together with kitchen and WC facilities.

The second floor provides six rooms suitable for office and storage accommodation.

Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted, papered and suspended ceilings.
- Range of recessed and surface mounted fluorescent ceiling lighting.
- Carpet and vinyl floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and oil fired heating via wall mounted radiators.

## Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	1,938	180.05
First Floor	1,179	109.53
Second Floor	1,091	101.36
<b>Total</b>	<b>4,208</b>	<b>390.94</b>

The property occupies a site area of approximately 0.12 acres (0.049 ha), as outlined red on the map overleaf.

## Title

We are advised that the property is held Freehold.

### NAV

We have been advised by Land & Property Services that the Net Annual Value is £21,500, resulting in rates payable for 2023/24 of approximately £11,633 (excluding any reliefs that may be applicable).

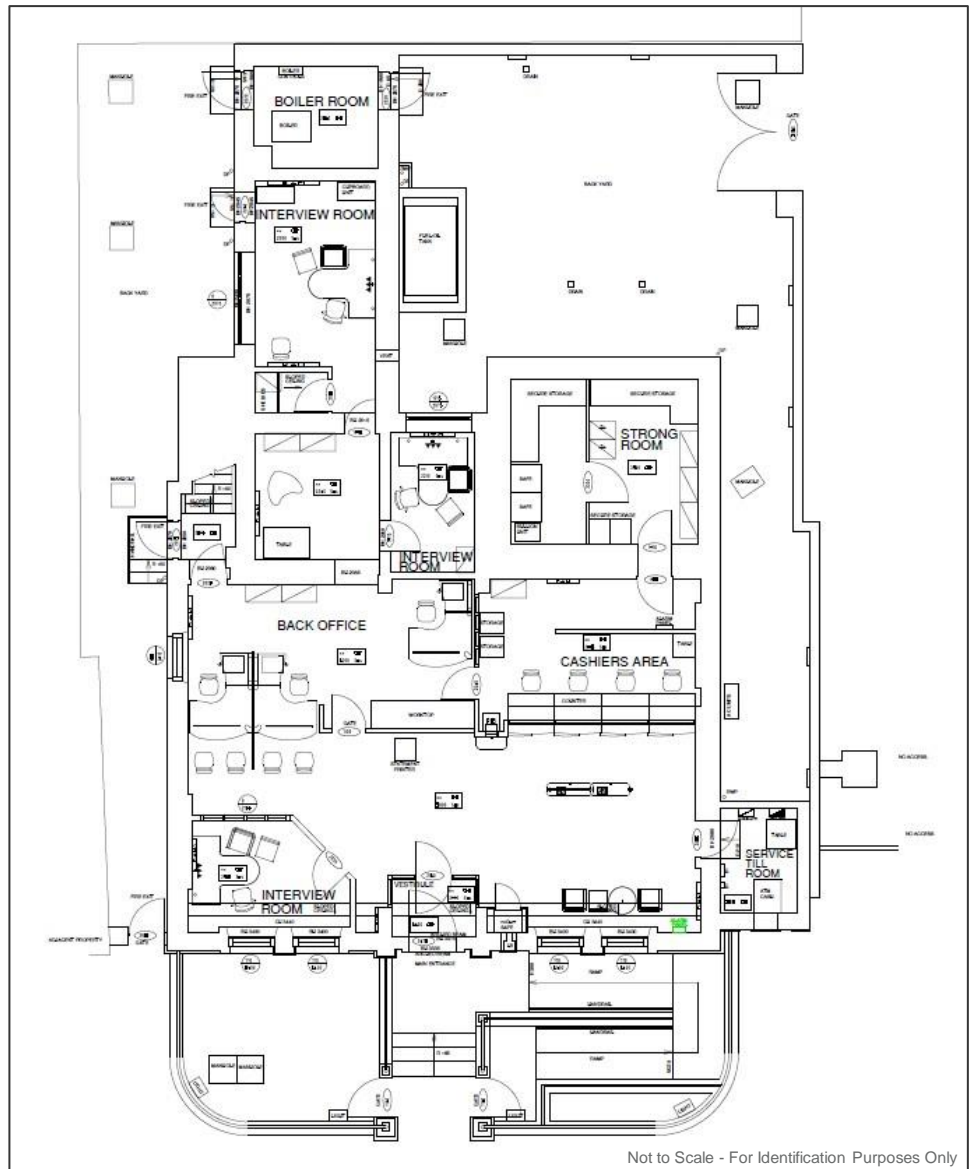
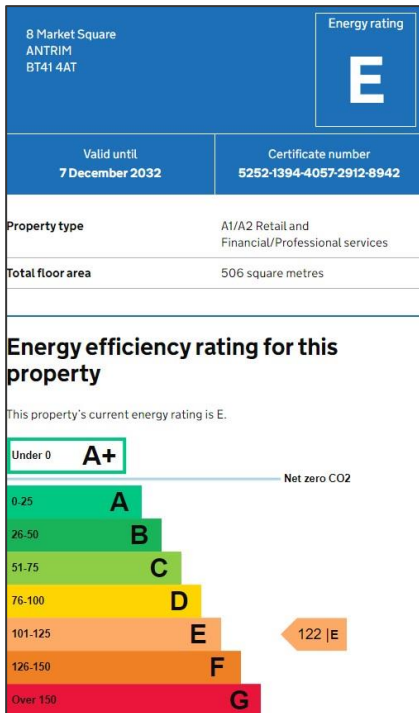
### Price

Offers in excess of £210,000 exclusive, subject to contract.

### VAT

We are advised that the property is not elected for VAT.

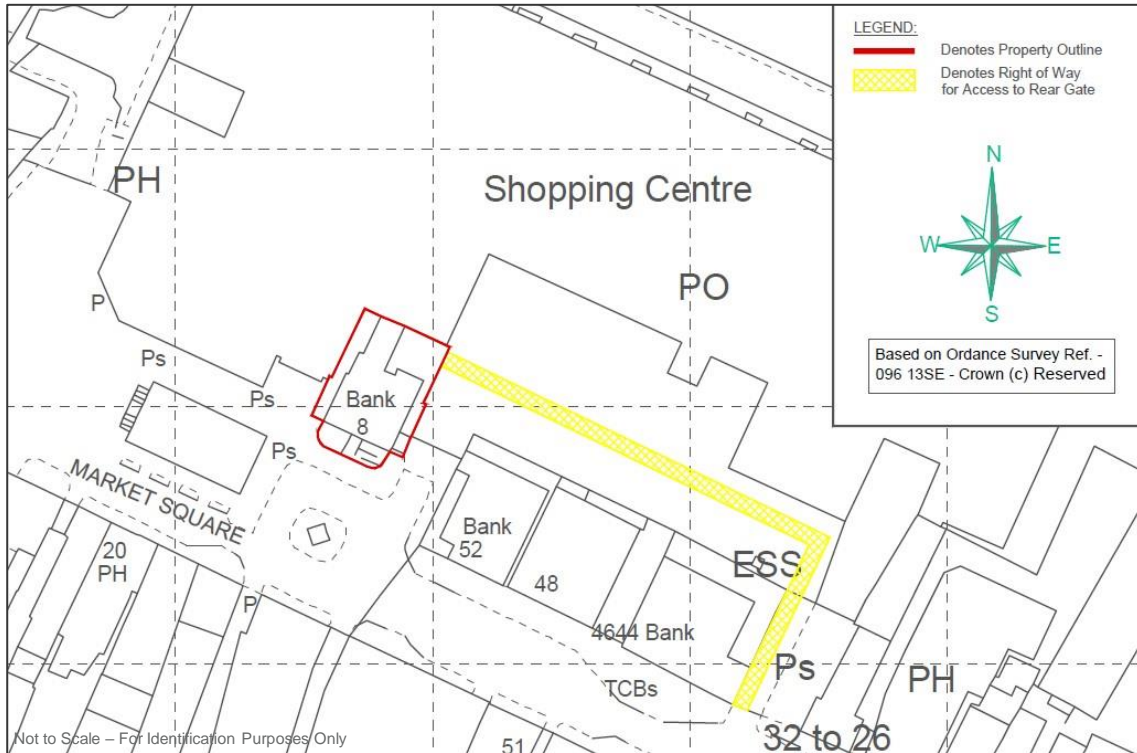
### EPC



Not to Scale - For Identification Purposes Only

Ground Floor Plan

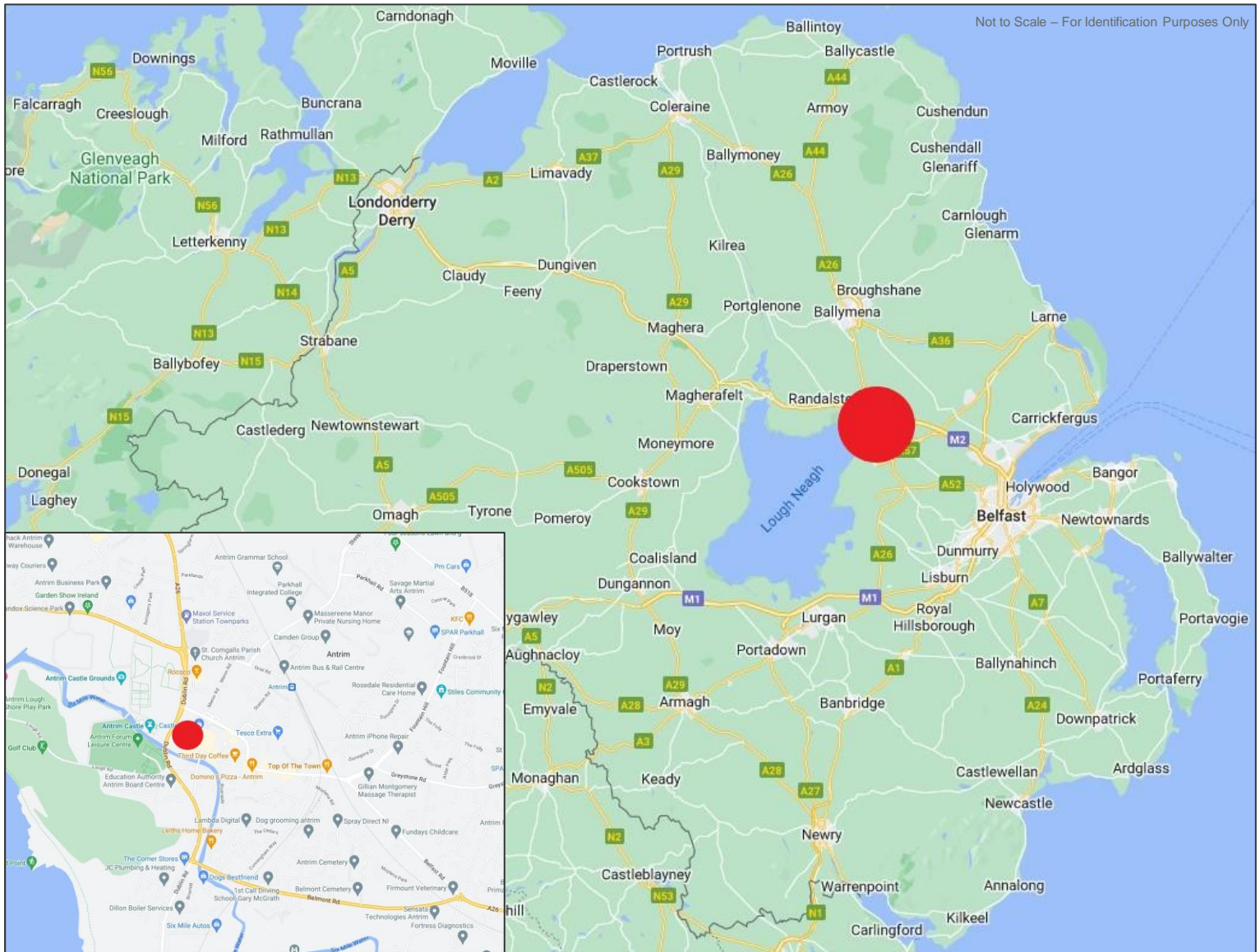




Map of Property



Rear Car Park & Elevation



"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents, prices and outgoings quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

**Customer due diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.