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## **32, 32A, 32B & 32C North Street, Carrickfergus**

### **Starting Bid: £145,000.00**



For sale by Avison Young's Real Estate via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

High Yielding Town Centre Retail / Investment with Excellent / Redevelopment potential (STPP)

Carrickfergus is a historic coastal town in County Antrim, Northern Ireland, situated about 11 miles (18 kilometres) northeast of Belfast on the northern shore of Belfast Lough. Situated at the top of North Street, this property is ideally situated to benefit from on street parking.

The property consists of two ground floor shops (a vape shop and a retail unit) and two first floor one bedroom apartments. The rear of the building is a private car parking space for access to the apartments.

Three of the four units are currently let.

Potential for grants under the Town Centre Shop Front Revitalisation Scheme run by the Mid

& East Antrim Borough Council.

Accommodation - The subject unit provides the following approx. Internal Areas—

Shop 1: 250 sq ft

Shop 2: 739 sq ft

Apt. 1, No. 32a: 600 sq ft

Apt. 2, No. 32b: 425 sq ft

Total; 2,014 sq ft

Lease Details

Unit -- Tenant -- Rent pa -- Term

Shop 1 -- Private individual T/a Vapez Heaven -- £4,800 -- Jul 25-26

Shop 2 -- vacant

Apt. 1 -- Private individual -- £4,800 -- Over

Apt. 2 No. 32b -- Private individual -- £6,000 -- Feb 25- 26

Total £15,600

EPC Rating as Follows

Shop 1, No. 32 — C69

Shop 2, No. 32 — D96

Apt. 1, No. 32a — D61

Apt. 2, No. 32b — F36

NAV \*\*A potential tenant may benefit from the Small Business Rate Relief scheme which could see a saving of 25%. Interested parties should satisfy themselves in this regard.

Units -- NAV -- Rate in £ (2025/26) -- Rates Payable

Shop 1 -- £2,050 -- 0.696348 -- £1,427.51

Shop 2 -- £4,550 -- 0.696348 -- £3,168.38

Apt. 1 -- £45,000 -- 0.010800 -- £486.00

Apt. 2 -- £55,000 -- 0.010800 -- £594.00

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/effa8645a0044e96bec19eeef244a63a/auction-pack>

TO VIEW OR MAKE A BID Contact Avison Young's Real Estate or iamsold,  
[www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of

1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

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 or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.