



Antrim Bus & Rail Station

On the instruction of Translink
Catering Unit



**ANTRIM BUS & RAIL STATION,
38 STATION RD, ANTRIM, BT41 4AB**

The property is located within Antrim Integrated Bus and Rail Station which occupies a prominent roadside location on the outskirts of Antrim Town Centre.

The rail station has regular services to Belfast, Derry/Londonderry, Portrush, Ballymena and Coleraine.

Provincial bus services operate from the station to towns such as Magherafelt, Randalstown, Coleraine and Ballymena alongside local services.

In addition, the station is served by a 248-space park and ride facility which is located adjacent to the station.



Description

The unit is 19.05m²/205 sq ft and occupies a highly visible location within the station concourse and is accessible via the concourse itself along with the rail station platforms.

The property benefits from power, water and waste connections and an electric roller shutter.

The property was most recently occupied as a takeaway coffee shop and may be suitable for a wide variety of retail/food/grab and go uses, subject to planning permission and the necessary statutory consents.

Opportunity

Translink are seeking a high quality catering operator.

Pre Covid we understand that the annual combined passenger numbers for the bus and rail station were in excess of 850,000.

Lease Details

Term: By way of negotiation

Repairs: Tenant to have internal repairing obligations

Rent

Offers invited.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas.

Business Rates

The payment of business rates will be the responsibility of the tenant.

We understand that the property has been assessed for rating purposes as follows: -

Net Annual Value (NAV): £1,650.00

Rates Payable 2022/23: £864.57

*An incoming tenant may benefit from Small Business Rates Relief. Interested parties are to make their own enquiries in this regard.

Costs

Each party to bear their own legal and agent's costs.

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Formerly

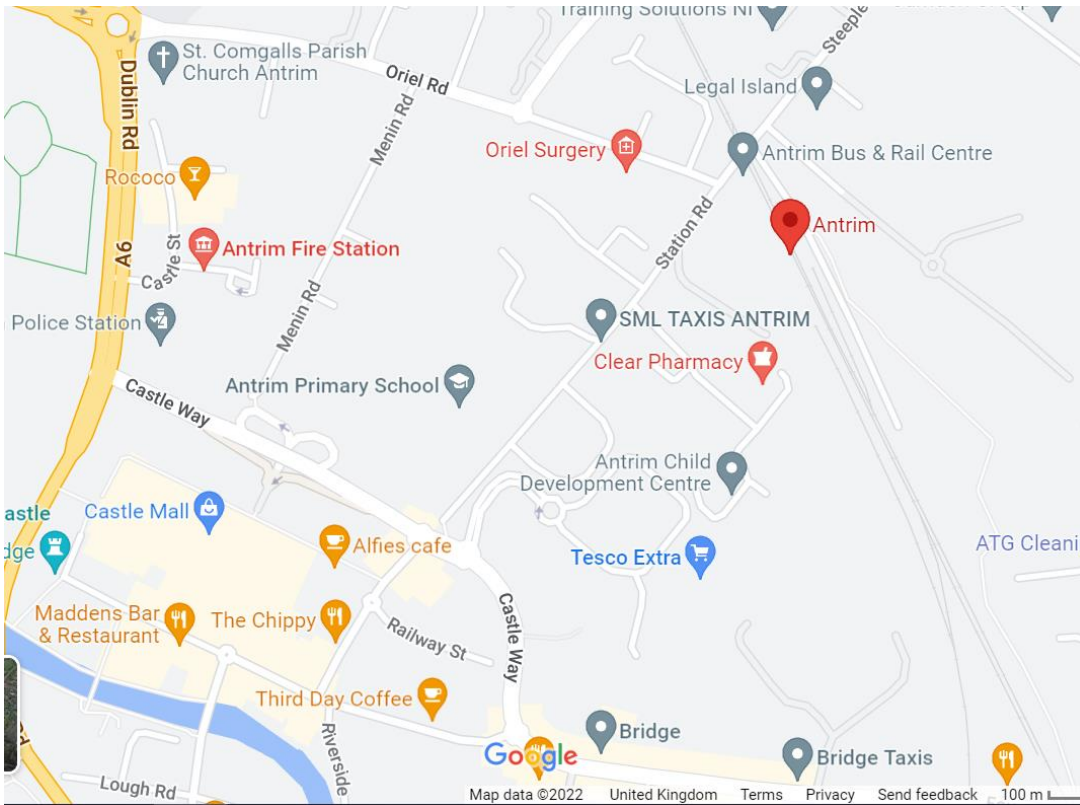


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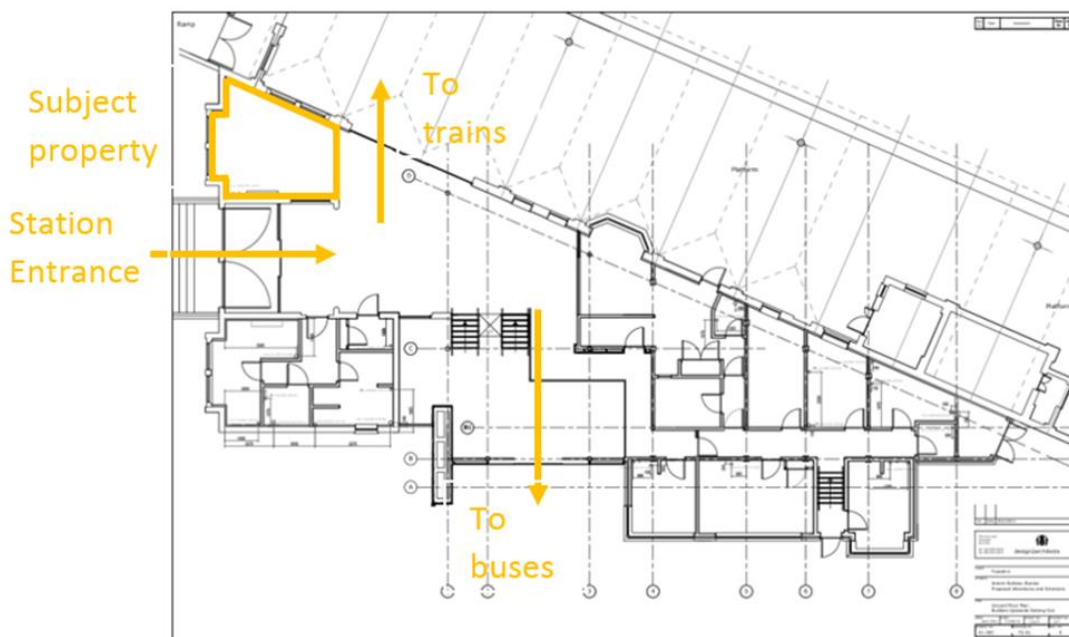
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Location Plan



Site Plan



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EPC Certificate

| | |
|--|---|
| <p>Translink 38 Station Road ANTRIM BT41 4AB</p> | <p>Energy rating</p> <p>B</p> |
| <p>Valid until 22 October 2023</p> | <p>Certificate number 9200-3902-0307-9750-3040</p> |

For further details or to arrange a viewing (by appointment only) please contact the sole letting agent, Amey Consulting:

Phil Duggleby – Senior Portfolio Surveyor

Email: phil.duggleby@amey.co.uk

Tel: 020 7921 9581

John Quinn – Director

Email: john.quinn1@amey.co.uk

Tel: 020 7921 2933



@TPTRetail



EnquiriesTPT@amey.co.uk



028 90 689 897

Please visit tpt.amey.co.uk/properties

for terms and conditions and more information on similar properties across the United Kingdom

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