

TO LET

# Drive Thru Restaurant Unit, Northcott Shopping Centre, Glengormley, BT36 5HD



## Description

### Property Highlights

- Full Planning Permission for 2,512 sqft / 233.36 sqm drive thru restaurant.
- Excellent location at the primary shopping centre in Glengormley.
- Centre anchored by 88,000 sqft Tesco Extra.
- New 40,000 sqft unit let to The Range opening Easter 2019.
- 700 free car parking spaces.

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## Location

Glengormley is a densely populated suburb approximately 6 miles north east of Belfast city centre, with a resident population of approximately 75,000 people. Northcott Shopping Centre occupies a prime site close to the Sandyknowes junction of the M2 motorway and A8(M), providing easy access to both north and south of the province. It has a catchment of over 350,000 people within a 15 minute drive time.

## Description

The Centre is anchored by an 88,000 sqft Tesco Extra, with a small mall occupied by Burger King, Card Factory, Medicare and Tesco Café. The Range are constructing a 40,000 sqft store adjoining the centre, with a view to opening before Easter 2019.

The approximate footfall for the centre is 3,000,000 people per annum, an average of 58,000 per week. This will increase significantly upon completion of The Range development. The scheme also benefits from a Tesco PFS and 700 free car parking spaces.

## Lease Details

<b>Term:</b>	10 years
<b>Rent:</b>	£62,800 per annum exclusive, subject to contract.
<b>Service Charge:</b>	£1,865 per annum (estimated)

## VAT

Please note that all price, rentals and outgoings are quoted net of VAT which may be chargeable.

## Further Information

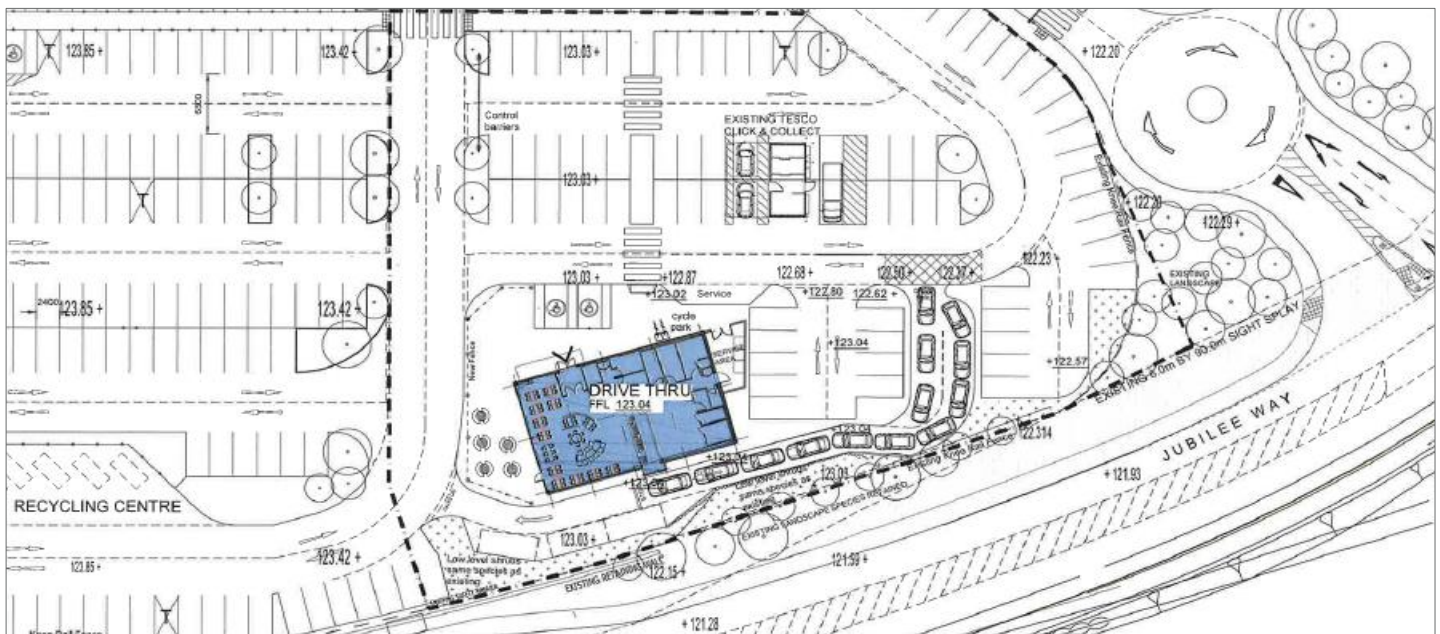
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## NAV

To be assessed upon completion of the development.

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