



Prominent Commercial Premises

Property Highlights

- Prominent units with retail consent extending from 1,550 sqft to 5,546 sqft
- Adjacent occupiers include Dulux Decorator Centre, Pure Gym, Dunelm, Dreams and Philip McGarrity Motors
- Immediately available.
- Suitable for a variety of uses subject to any necessary planning consents.

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TO LET

131 Shore Road, Newtownabbey

Location

Newtownabbey is located 6 miles north of Belfast City Centre off the M2 Motorway and is one of Northern Ireland's premier retail destinations.

Newtownabbey has a population of 85,000 people with a further catchment population of in excess of 365,000 people within a 15 minute drive-time.

The property is located in a prominent position on Shore Road, opposite Longwood Retail Park. Neighbouring occupiers include Dulux Decorator Centre, Pure Gym, Dunelm, Mothercare, Dreams and Philip McGarrity Motors.

Description

Internally the units are finished to include a smooth concrete screed floor, block/cladded walls and halogen lighting. New glazed shop fronts are to be installed. In addition, Unit 1 can accommodate a mezzanine floor.

Accommodation

The property is arranged on ground floor and provides the following approximate areas:

Description	Sq Ft	Sq M
Unit 1	1,549	144
Unit 2	5,546	515

Lease Details

Term:	Negotiable
Rent:	Unit 1: £20,000 per annum exclusive Unit 2: £55,500 per annum exclusive.
Repairs:	Equivalent to full repairing and insuring terms.

Rates

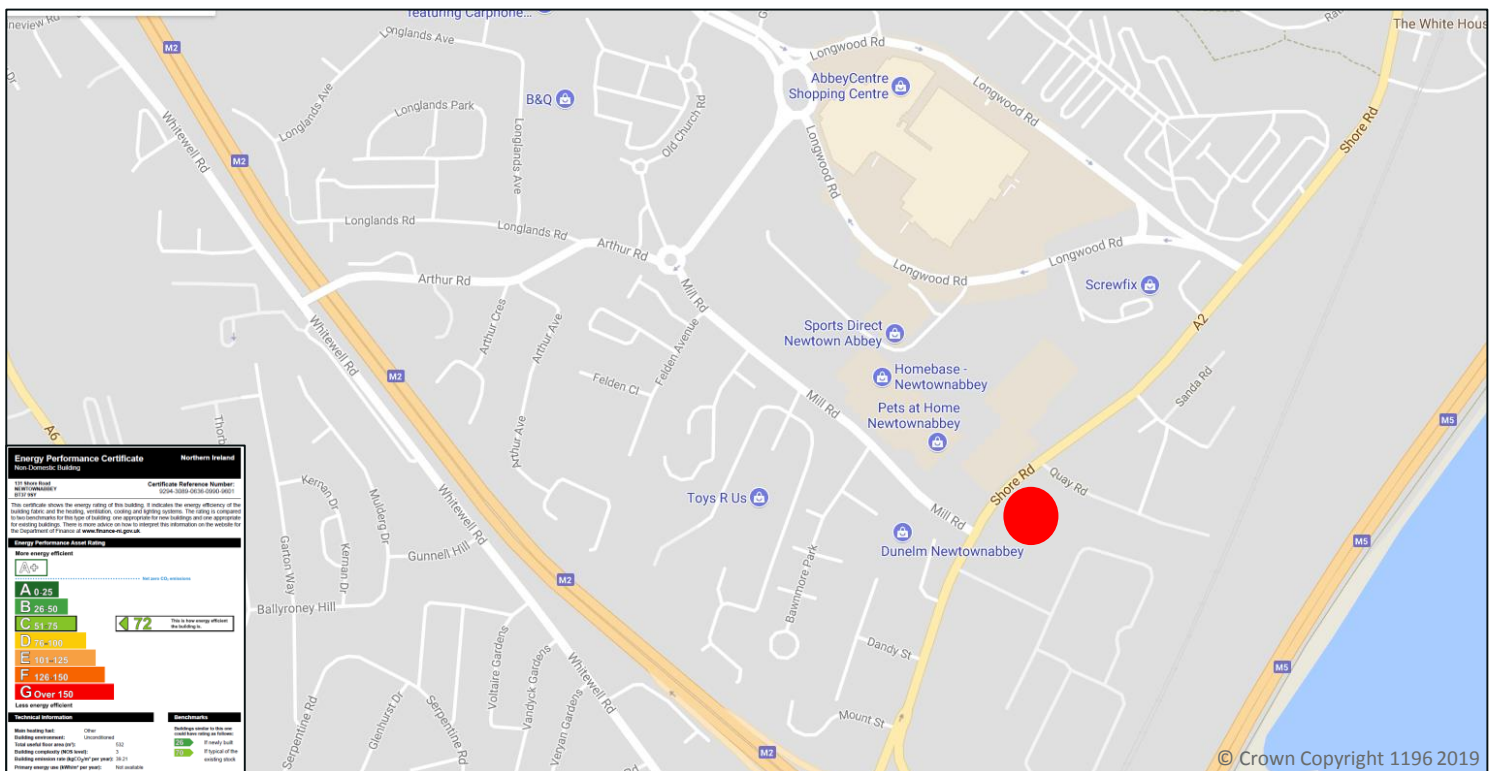
We are advised by Land & Property Services that the NAV of the property is £3,850 and £10,700 respectively giving rates payable of £2,269 and £6,306 based on the current rate in the £ of 0.58936 (2019/2020).

Availability

Immediate.

VAT

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



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