



To Let

Throne Centre, 252 Whitewell Road Newtownabbey
BT36 7RW

Excellent Neighbourhood Retail Units

BEACON
PROPERTY

Location

The subject property is located on the busy Whitewell Road in Newtownabbey in a densely populated residential area. The scheme consists of a mixed use development consisting of 91 apartments with ground floor commercial units let to various neighbourhood type users.

The neighbourhood scheme benefits from ample free car parking on site.

Occupiers include Spar, Wineflair Off-Licence, Gavin James Gentleman's Barbers and Shaheen Tandoori to name but a few.

Description

The subject units are finished to include electric roller shutter and polyester coated aluminium framed glazed shop front and benefit from the previous occupiers fitout.

Units are suitable for a variety of uses, subject to any necessary planning consents.

Accommodation

The subject property provides the following approximate Gross Internal area units -

Description	Sq. ft	Sq. m
Unit A & B	1,208	112.23
Unit F	894	83.05

Lease Details

Term: 10 year lease with periodic rent review.

Rent: Rent shown in table.

Repairs: Full repairing basis by way of service charge, please see table.

Insurance: Figures shown in table.

Rental Deposit: Rental deposit will be required and to be negotiated.

Unit	Rent (Pax)	Service Charge (Pax)	Building Insurance (Pax)
Unit A & B (Former Barnardo's)	£16,000	£761	£699
Unit F (Former Ace Boutique)	£13,500	£563	£524

- Please note the service charge and building insurance figures are estimated annual figures. *

NAV

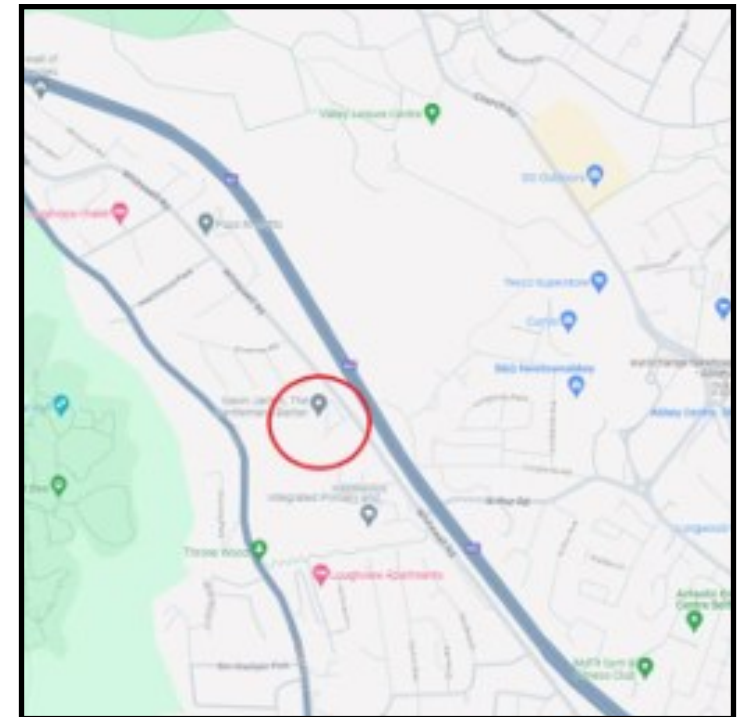
We are advised by LPS the following figures apply:

Unit	NAV	Rates Payable 2025 - 2026
Unit A & B	£11,700	£6,876
Unit F	£7,650	£4,496

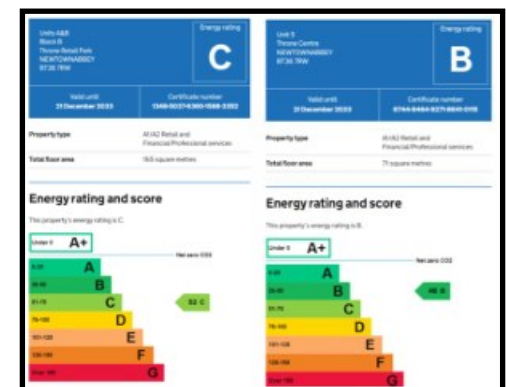
- Please note the above does not reflect a potential saving of 20% via the small business rate relief scheme for any unit with a rateable value of £15,000 or below. Interested parties should satisfy themselves the above info is correct.

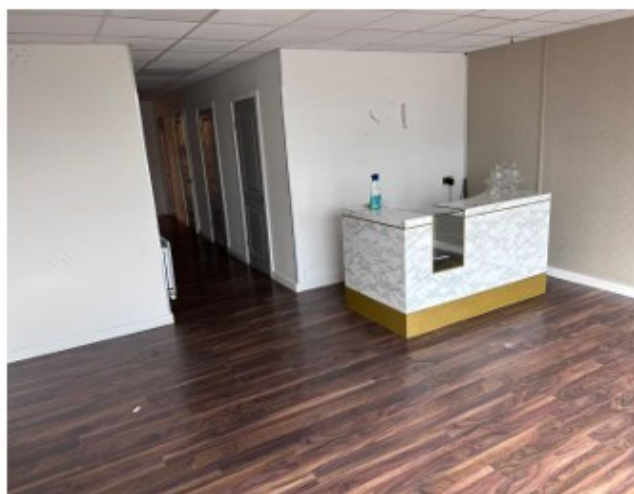
VAT

All prices and rentals quoted will be subject to VAT.



Not To Scale / For Identification Purposes Only





For further information or to arrange a viewing,
please contact:-

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