

Units 5 & 6, 18 Mayfield High Street, Newtownabbey, BT36 7WU

To Let

Ground Floor Retail Units Available from approximately 743 sq ft - 1,486 sq ft



Location

The subject premises is situated on Mayfield High Street, a busy retail parade providing local amenities for residential developments off the Hightown Road, Mayfield Link and Hydepark Road. The premises is located 2 minutes from the Sandyknowes roundabout, providing access to the M2 and the rest of the province.

Description

The subject premises comprises of two 743 sq ft ground floor commercial units available individually or as a whole. The units are finished to include glazed shop front, roller shutter, painted and plastered walls, kitchen and a disabled W/C. Other occupiers in the immediate vicinity include Tesco's, Medicare and Mayfield Village Butchers.

Schedule of Accommodation

Floor	Sq Ft	Sq M
Unit 5	743	69
Unit 6	743	69
Total	1,486	138

Lease Details

Term - By negotiation.

Rent - Unit 5 - £12,500 pa

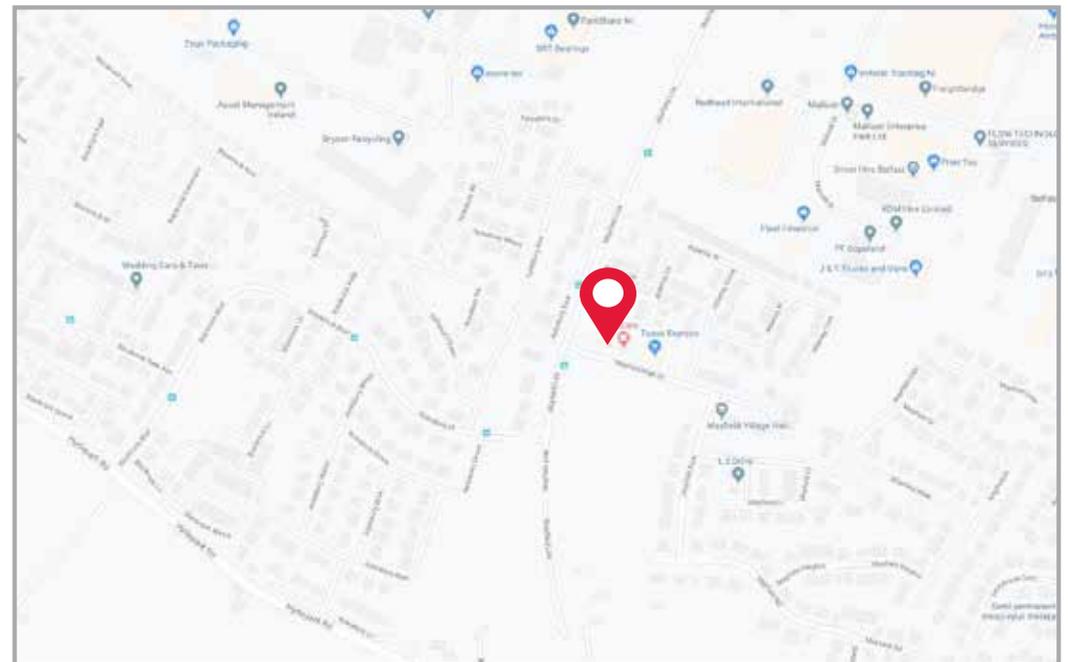
Unit 6 - £12,500 pa

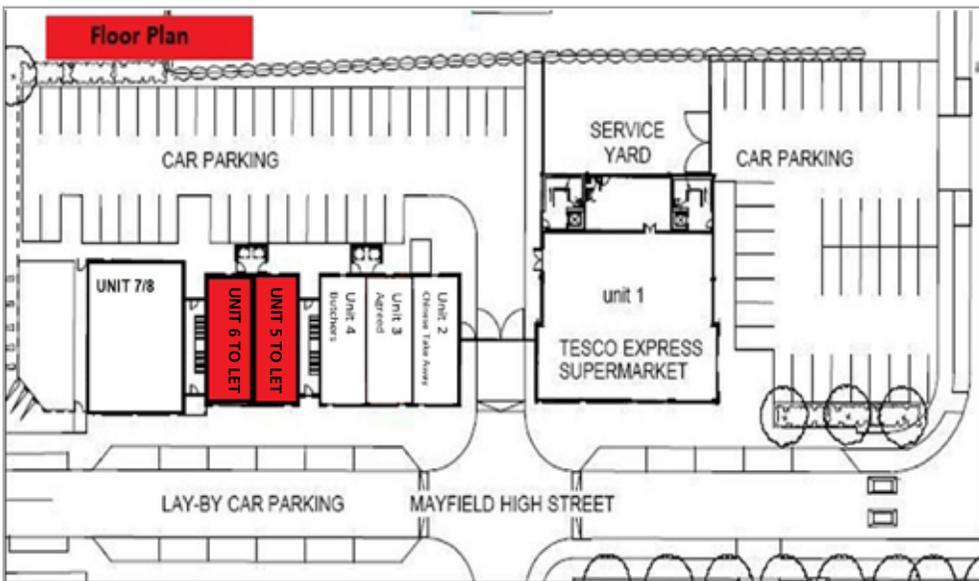
Service Charge - A service charge will be levied to cover security, maintenance, repair and cleaning of the common areas and enclosed rear car park. Currently estimated at £1.43 per sq ft for the year 19/20.

Repairs & Insurance - Tenant responsible for internal and reimbursement of a fair proportion of the building insurance premium to the Landlord. Currently estimated at £0.55 per sq ft. for the year 19/20.



For Indicative Purposes Only





TRADER PLAN

Rates

We have been advised by Land and Property Services of the following:-

Unit 5

Net Annual Value: £8,400
 Rate in the £ 19/20: £0.6589
 Rates Payable: £4,950.62

Unit 6

Net Annual Value: £8,400
 Rate in the £ 19/20: £0.6589
 Rates Payable: £4,950.62

Energy Performance Certificate

The property benefits from an EPC rating of Unit 5 - C60 & Unit 6 - C53 and the Energy Performance Certificate is available upon request.

Value Added Tax

Prices, rentals and outgoings quoted are exclusive of but may be liable to VAT.

Viewing Details / Further Information

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



Tom Donnan
028 9026 9238
 tdonnan@lsh.ie

Kyle Abernethy
028 9032 7954
 kabernethy@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2020

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.