

TO LET

131 Shore Road,
Newtownabbey, BT37 9SY



Prominent Commercial Premises

Property Highlights

- Prominent units with retail consent extending to approx. 1,485 sqft (138 sqm) and 2,744 sqft (255 sqm).
- Adjacent occupiers include Dulux Decorator Centre, Pure Gym, Dunelm, Dreams and Philip McGarrity Motors
- Suitable for a variety of uses subject to any necessary planning consents.

For more information, please contact:

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

James Russell
028 9023 3455
james.russell@cushwake-ni.com

cushmanwakefield-ni.com

TO LET

131 Shore Road, Newtownabbey, BT37 9SY

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, Dreams and Philip McGarrity Motors.

Description

Internally the units are finished to include a smooth concrete screed floor, blockwork/clad 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	1,485	138
Unit 2	2,744	255

Lease Details

Term	Negotiable
Rent	Unit 1: £20,000 per annum exclusive Unit 2: £27,500 per annum exclusive.
Repairs & Insurance	Full Repairing and insuring terms.

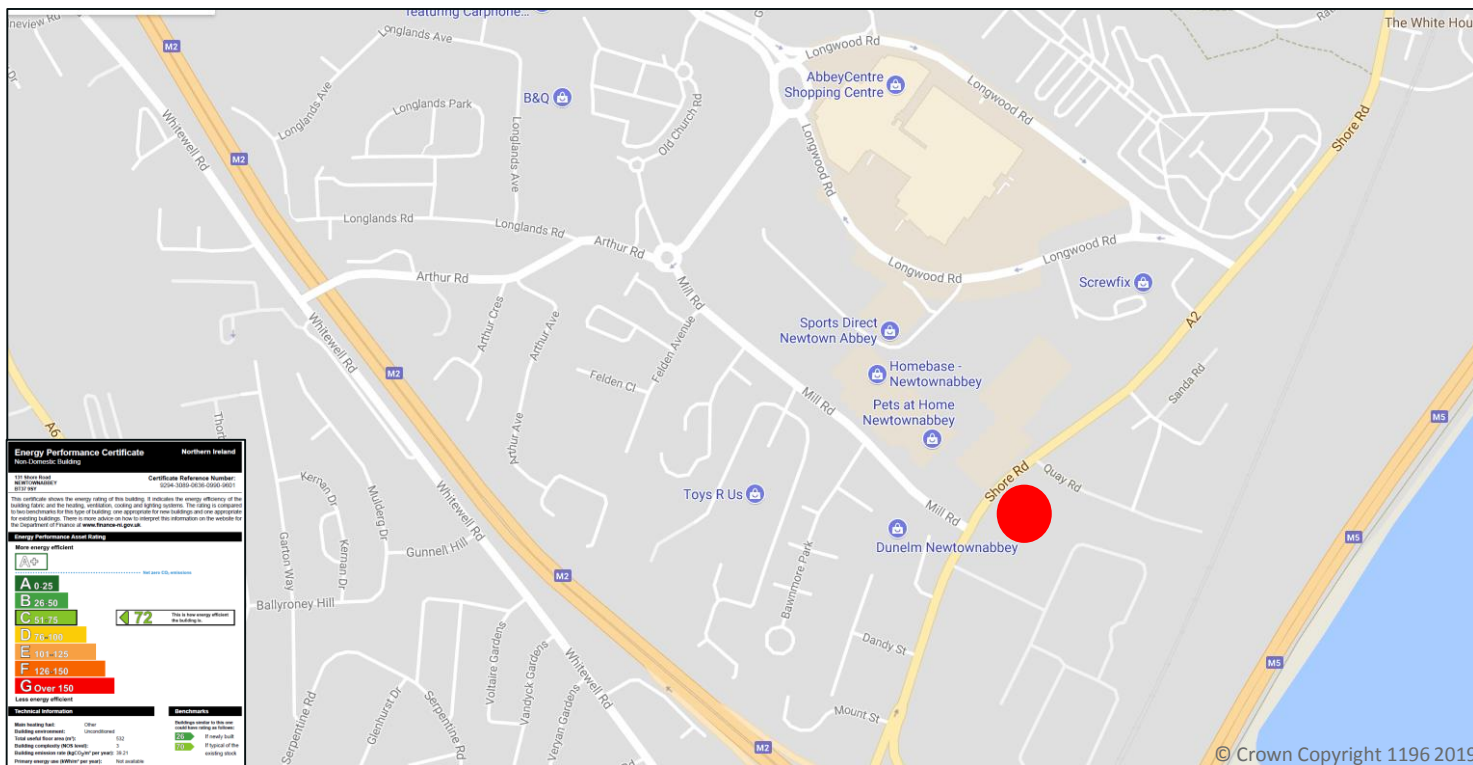
Rates

We are advised by Land & Property Services that the NAV of Unit 1 is £4,250 resulting in rates payable of approximately £2,208 for the year 2020/21.

Unit 2 is to be reassessed.

VAT

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



McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- rents quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."