



# 1 MILL ROAD, CRUMLIN, BT29 4XL

## Location

The property is situated in Crumlin, a popular town in County Antrim with a population of c. 5,000 people, situated approximately 20 miles west of Belfast City Centre and within close proximity to Antrim town and Belfast International Airport. The town is also situated close to Nutts Corner.

The subject property is situated at the junction where Mill Road meets Main Street in the centre of Crumlin, close to other prominent occupiers such as the Ulster Bank, Medicare Pharmacy, the Fiddlers Inn, Radox Health, Eurospar and a wide variety of independent retailers.

## Description

Internal finishes include suspended ceilings, spotlights, plastered and painted walls and a commercial kitchen. The property was most recently used as a restaurant, and would be suitable for a restaurant/coffee shop/café use, however it may also be suitable for alternative uses, subject to obtaining any necessary planning consents.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows-

Seating Area:	41.15 sq m	(443 sq ft)
Kitchen:	20.02 sq m	(215 sq ft)
Store (incl cold store):	14.82 sq m	(160 sq ft)
Store 2:	27.53 sq m	(96 sq ft)
Store 3:	6.44 sq m	(69 sq ft)
<b>Total:</b>	<b>109.96 sq m</b>	<b>(1,184 sq ft)</b>

## Lease Term

Length of lease by negotiation.

## Rates

NAV: £10,100

Rate in £ (2019-2020): 0.614135

Rates Payable: £6,202 per annum approx.

This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you verify these figures, however, with Land & Property Services (Tel: 0300 200 7801).

## Rent

Offers invited in the region of £10,000 per annum.

## Repairs

Tenant to be responsible for both interior and exterior repairs.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents-

**Frazer Kidd LLP**

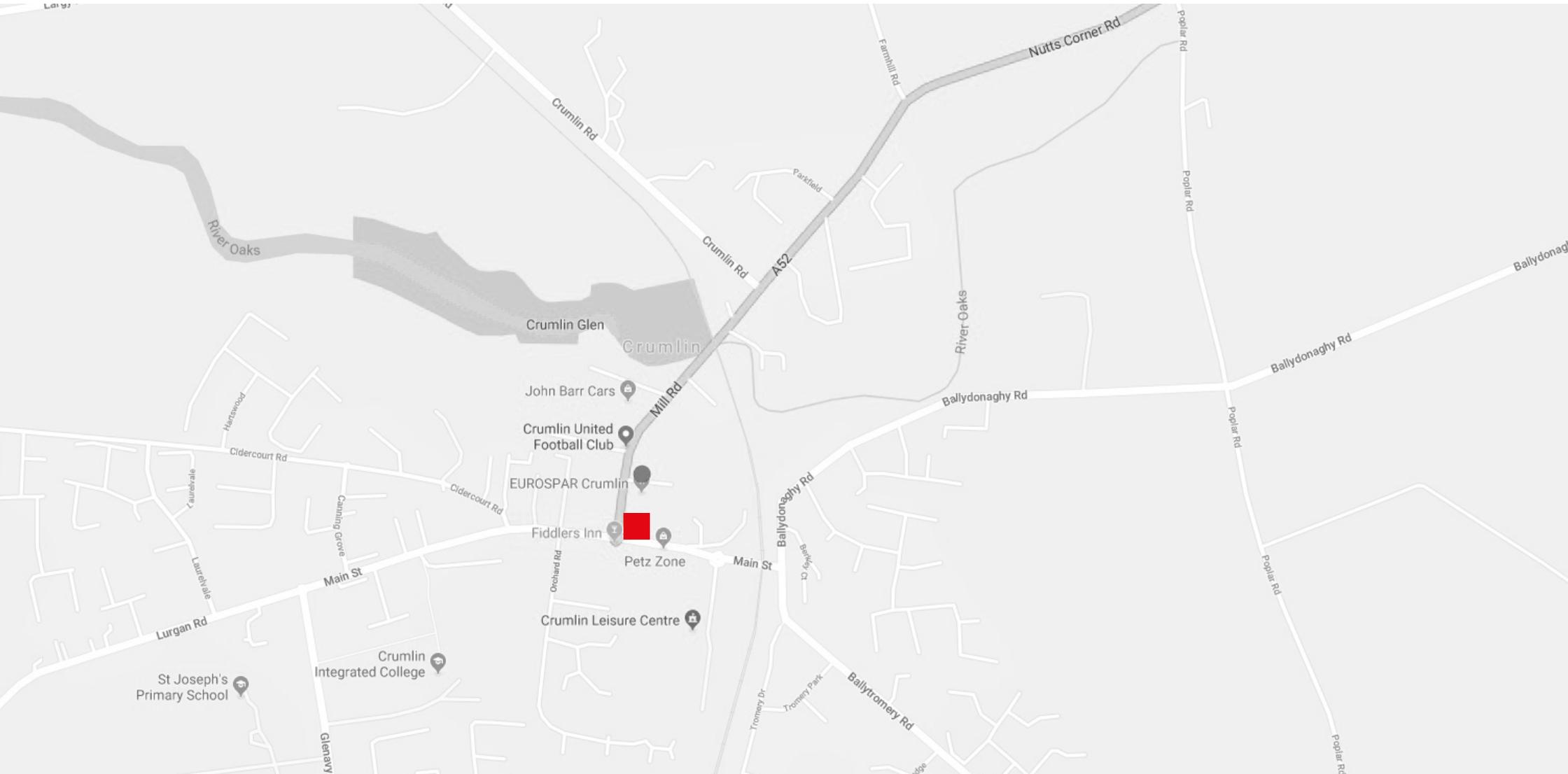
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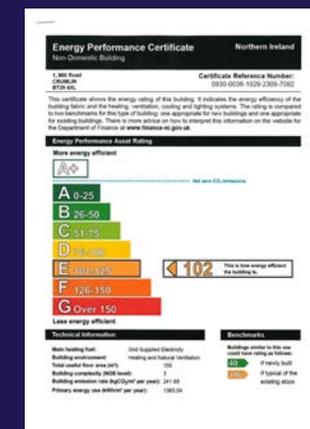
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## EPC



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