



To Let Retail Premises

5-7 Kings Crescent, Newtownabbey BT37 0DH



To Let Retail Premises

5-7 Kings Crescent, Newtownabbey BT37 0DH

Summary

- Highly prominent location on Kings Crescent.
- Located within a parade of shops with on-site carparking.
- Fitted double shop unit formerly occupied as a hair salon extending to c. 785 sq ft
- Neighbouring occupiers include Spar, Fernagh Pharmacy, Asher's Bakery, Banford & Sons Butchers and The Crescent Fish & Chip Shop.
- The property is suitable for a variety of uses, subject to planning.

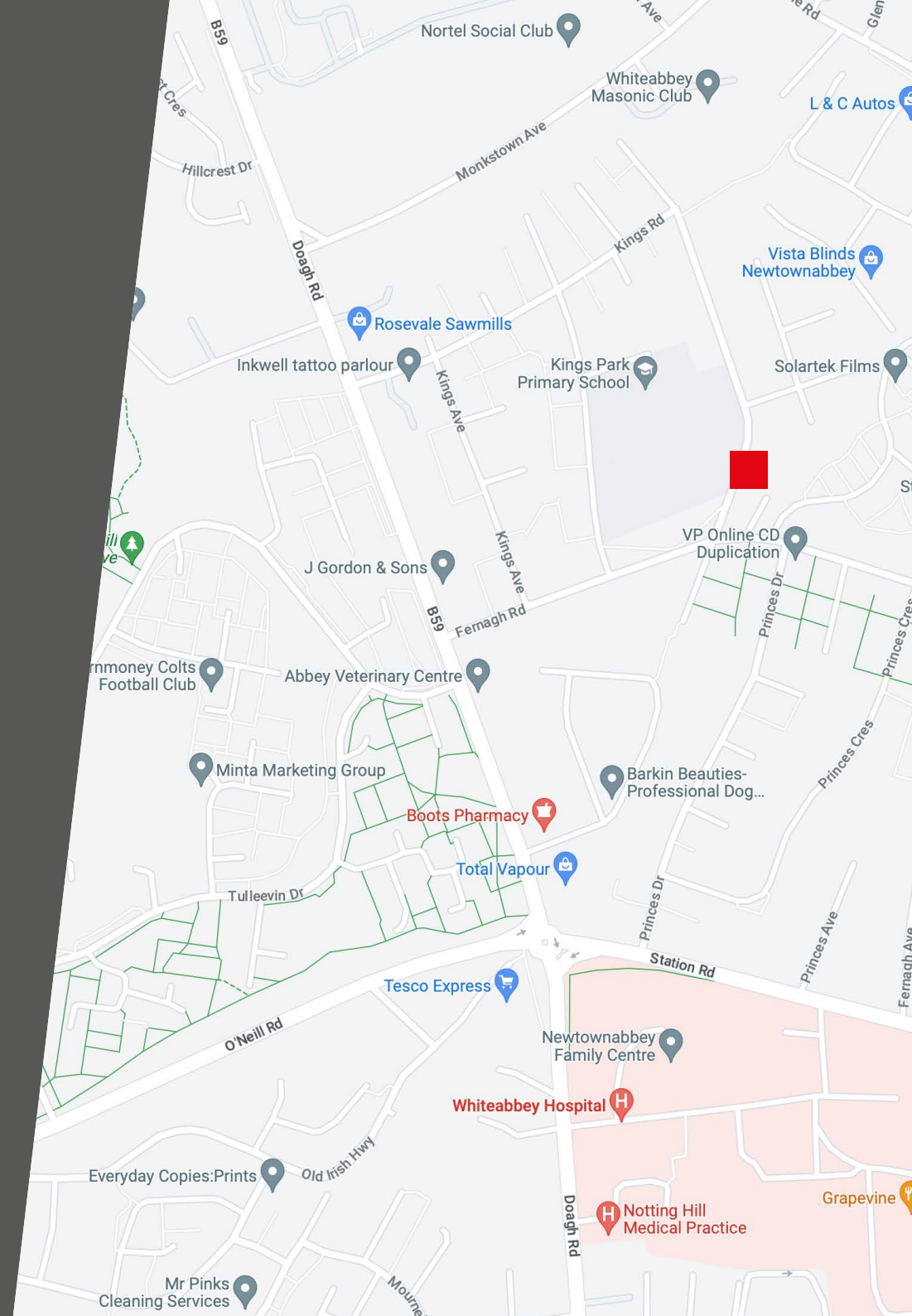
Location

The property is situated within a very popular and successful retail parade known as the Kings Crescent Shopping Centre in Newtownabbey. The property is accessed via the Fernagh Road, which leads from the Doagh Road, Newtownabbey.

Cloughfern is situated approximately 6 miles from Belfast City Centre, 7 miles from Carrickfergus, and 2 miles from Glengormley.

Description

The premises comprises a spacious double unit including two main sales areas, a private treatment room, a store/ kitchen area and toilet facilities. The premises is fitted to a good standard throughout including wooden and tiled flooring, suspended ceiling with recessed lighting, plastered and painted walls and double glazed shop frontage with electric roller shutters.



To Let Retail Premises

5-7 Kings Crescent, Newtownabbey BT37 0DH

Accommodation

The property comprises of the following approximate Net Internal Areas:

Description	Sq. M	Sq. Ft
Main Sales	38.24	412
Kitchen/Store	8.40	90
Sales Room 2	19.99	215
Treatment Room 1	6.09	66
Total Approximate Net Internal Area	66.72	783

Rent

£16,500 per annum.

Service Charge

Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs and building insurance.

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% plus Vat of the annual rent.

Rates

NAV: £8,450

Rate in £ (2024-2025): 0.565328

Rates payable: £4,777.03 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

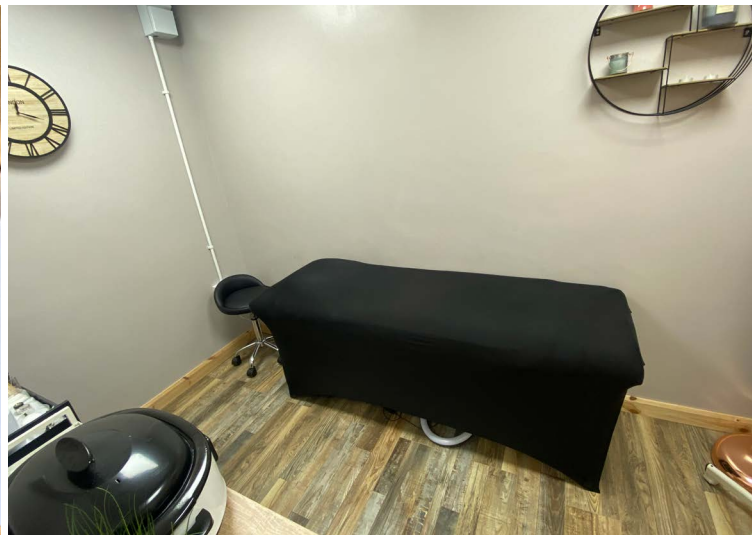
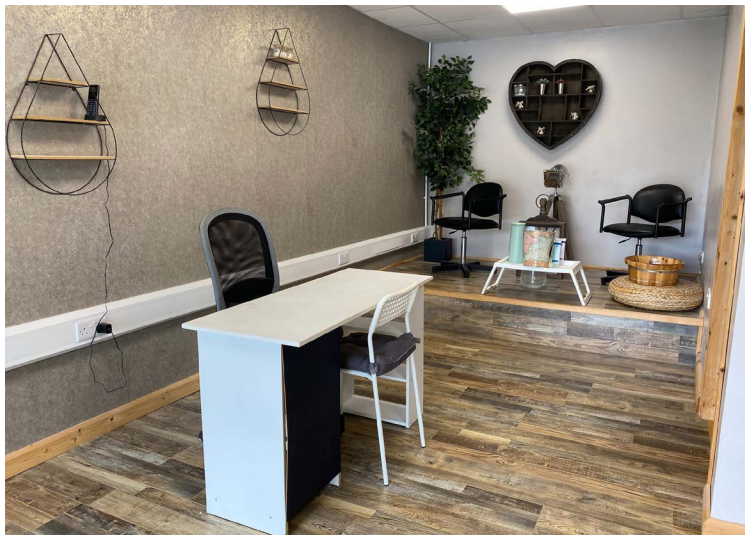
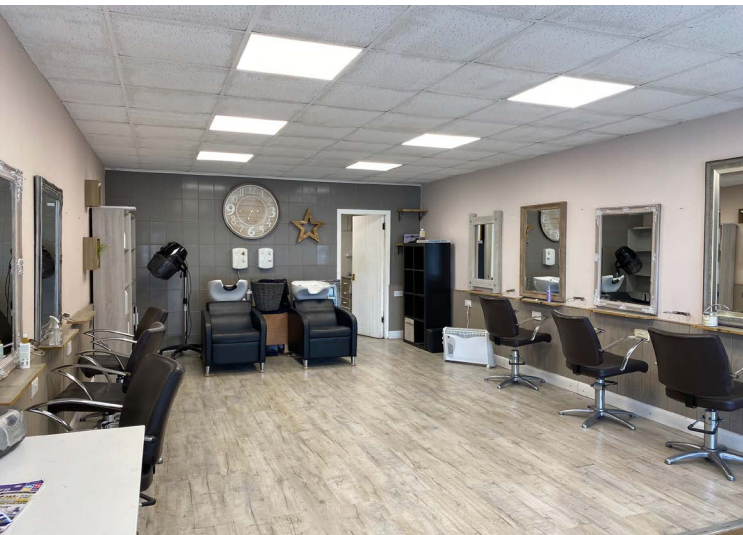
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

