



## To Let Retail Premises

157 Lisnevenagh Road, Antrim, BT41 2JU

  
**FRAZER  
KIDD**

# To Let Retail Premises

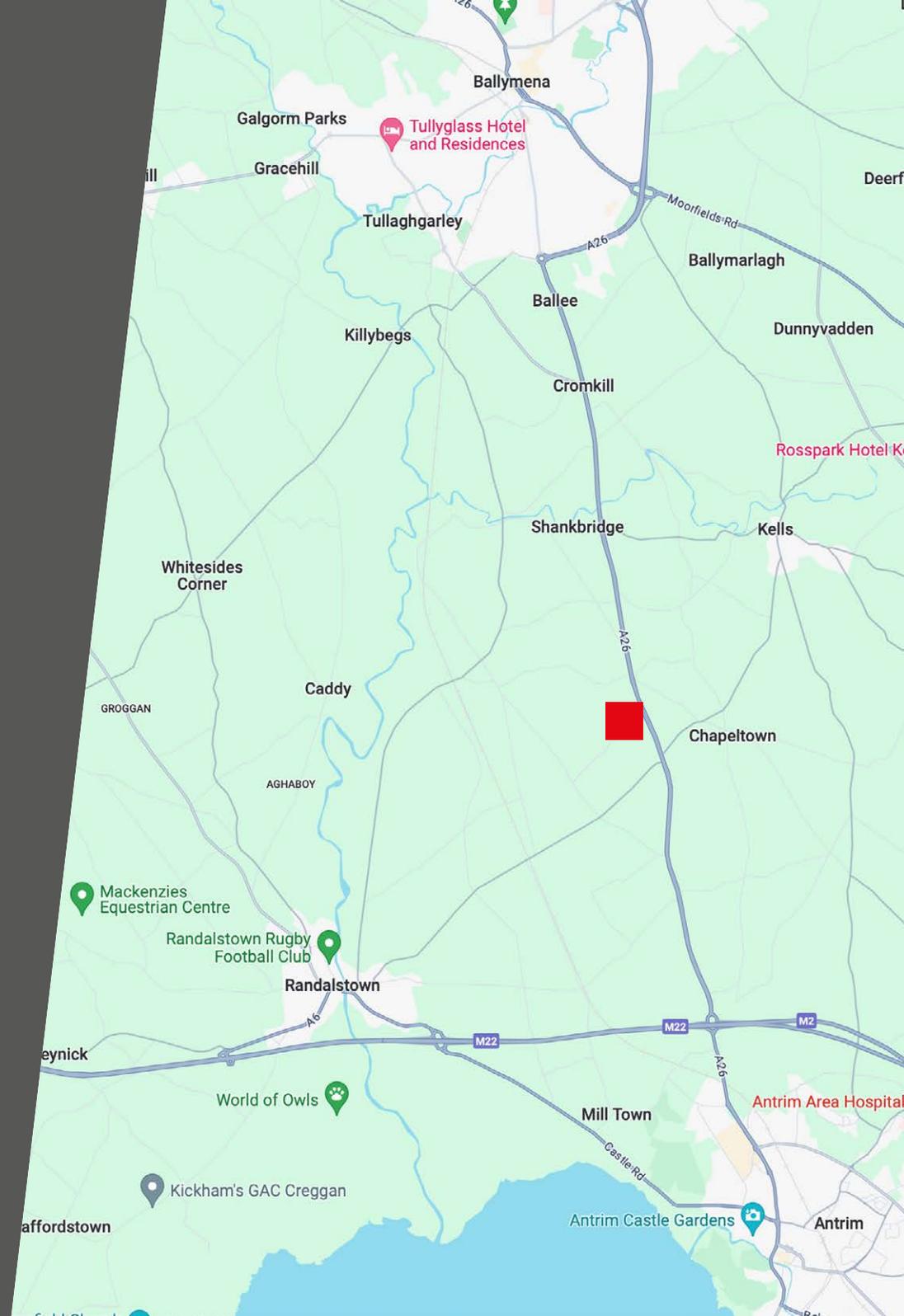
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## Summary

- Located on the A26 Lisnevenagh Road within the bustling Maxol A26 Tannaghmore Service Station.
- Modern spacious area combining shop floor, rear prep kitchen and store area.
- The premises extends to 1,178 sq ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The property is situated on the busy A26 dual carriageway midway between Antrim and Ballymena within the Maxol A26 Tannaghmore complex. This main route benefits from large flows of commuter traffic with daily flows in excess of 16,000 vehicles per day.



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## Description

The property comprises of an open plan sales area with serve over counter facilities plus a rear store/kitchen.

The premises are fully fitted with a variety of kitchen equipment, furnishings etc.

The property benefits from internal access from Spar store as well as direct access from the carpark.

## Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area	85.73	923
Kitchen/Store	23.73	255
<b>Total</b>	<b>109.46</b>	<b>1,178</b>



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## Lease

Length of lease by negotiation.

## Rent

Offers over £25,000 per annum.

## Rates

To be Assessed.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees.

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

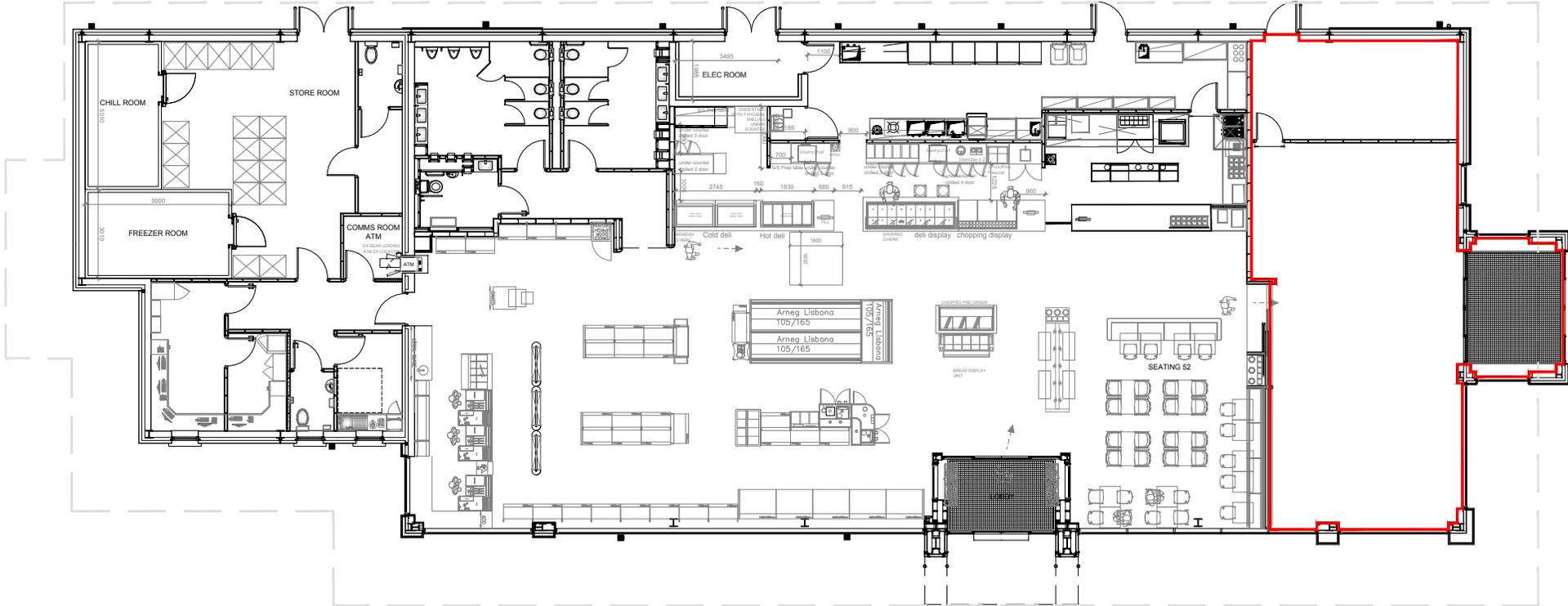
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## Ground Floor Plan

Not To Scale. For indicative purposes only.

