

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



**TRADE COUNTER &
WAREHOUSE PREMISES**

**UNIT 6,
FERGUSON CENTRE
53/57 MANSE ROAD
NEWTOWNABBEY
BT36 6RW**

c. 359 M² (3,864 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
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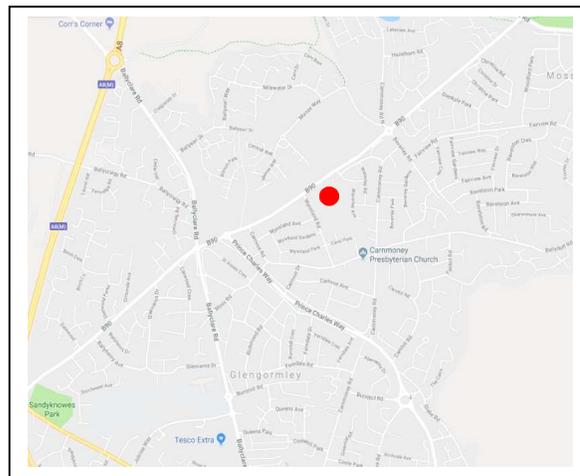
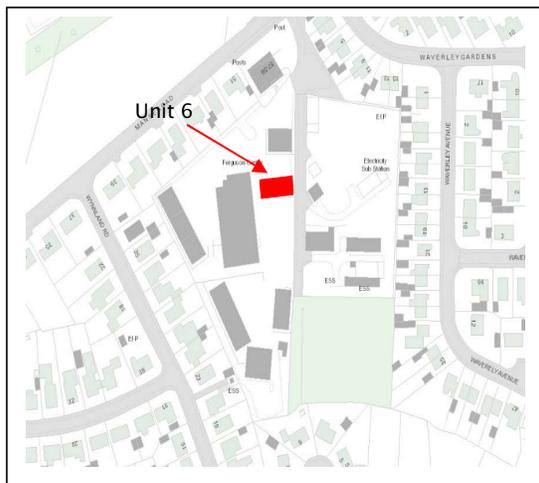
- The Ferguson Centre is situated approximately 1.3 miles from the main interchange of the M2 Motorway on the right hand side of the Manse Road while travelling from the direction of the motorway.
- The Centre is extremely accessible to Belfast City Centre and other parts of the province.
- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Fastener Connection Ltd, Nationwide Produce Plc, BES Solutions, Carnmoney Raleigh Centre, Northern Health & Social Care Trust, PIP Fire & Security Limited and Ghekko Limited.

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Trade Counter & Warehouse Premises
Unit 6, Ferguson Centre, 53/57 Manse Road
Newtownabbey



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

£18,500 p.a., exclusive.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord. Estimated to be £790 p.a., exclusive.

Service Charge:

Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be £800 p.a., exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.

ACCOMMODATION

| Unit 6 | Area |
|--------------------------|--|
| Ground Floor | |
| Trade Counter | - c. 74.3 m ² (800 ft ²) |
| Warehouse | - c. 86.3 m ² (929 ft ²) |
| Store | - c. 10.8 m ² (116 ft ²) |
| Kitchen | - c. 8.2 m ² (88 ft ²) |
| WC | |
| Mezzanine | |
| Store 1 | - c. 86.9 m ² (935 ft ²) |
| Store 2 | - c. 92.5 m ² (996 ft ²) |
| Net Internal Area | - c. 359.0 m² (3,864 ft²) |

RATES INFORMATION

We are verbally advised by Land & Property Services that the Rateable Value of the premises are:-

NAV £6,150
Rate in £ 2021/22 = 0.519426
Rates payable 21/22 = £2,556

(Following Small Business Rates Relief)

EPC

Ordered.

