

McConnell



JLL Alliance
Partner

028 90 205 900
mcconnellproperty.com

TO LET



Outline for indicative purposes

**Prominent Retail Unit of
822 sq ft (76.4m)**

Unit 5
Twelfth Milestone Village Shops
954 Antrim Road
Templepatrick
BT39 0AT

- High volumes of vehicular and pedestrian traffic
- Located within a busy parade of shops
- May be suitable for a variety of uses subject to planning

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The subject property forms part of the Twelfth Milestone Village Shops in Templepatrick. The location benefits from large volumes of passing traffic and ease of access to the motorway network via the M2 and the nearby towns of Ballyclare, Antrim and Larne.

Other occupiers within the complex include Eurospar, McKays Pharmacy, Mauds Ice Cream Parlour and Winemark.

There is ample customer / staff parking onsite.

DESCRIPTION

The landlord is to carry out some minor works including forming a new rear fire door. The unit shall otherwise be handed over as seen and currently benefits from a suspended ceiling with LED lighting, floor tiles, automatic sliding doors and an electric roller shutter.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Retail	822	76.4
Total Internal Area	822	76.4

LEASE DETAILS

Rent: £16,500 + VAT exclusive.

Term: Subject to negotiation.

Repairs: The space will be offered on a Full Repairing and Insuring basis.



SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Current year estimate £1.70 per sq ft.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is pending revaluation post refurb.

The current commercial rate in the pound is £0.587690 (2025/2026).

We would estimate that the rates payable for the new unit shall be approximately £8,000 per annum.

Interested parties are advised to make their own enquiries in respect of rates.

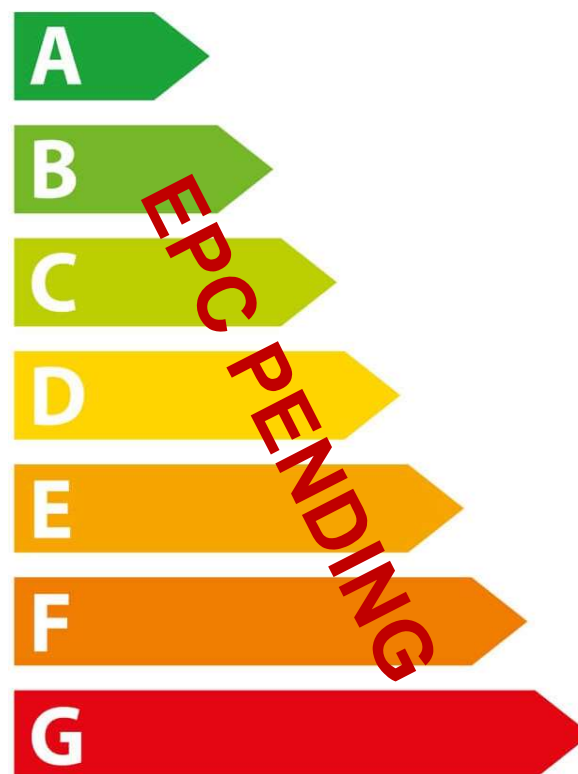
VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

EPC

The properties energy performance rating is pending.

The full certificate can be made available upon request.



LOCATION



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 **JLL** Alliance Partner

Contact: Greg Henry / Ross Molloy

Tel: 07841 928670 / 07443 085690

Email: greg.henry@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

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