

TO LET



**Retail / Former Hot Food
Premise c. 747 sq ft (69.42
sq m)**

**Unit 2
34 Mayfield High Street
Glengormley
Newtownabbey
BT36 7WU**

- Busy retail parade providing local amenities for residential developments.
- May be suitable for a variety of uses subject to any necessary planning consents.

LOCATION

The subject premises is situated on Mayfield High Street, a busy retail parade providing local amenities for residential developments off the Hightown Road, Mayfield Link and Hyde Park Road. The premises is located just off the Sandyknowes roundabout, providing access to the M2 and the rest of the province.

The immediate area is characterised by a mix of uses to include commercial, retail and residential in the vicinity. Neighbouring occupiers include Tesco, Medicare, Petite Feed Day Nursery and Mayfield Village Butchers.

DESCRIPTION

The unit is located at the end of a parade of commercial units. Internally, the unit is fitted to include part vinyl floor covering / part ceramic floor tiles, plastered and painted walls, suspended ceiling with recessed spotlighting.

The unit was most recently trading as a Pizzeria takeaway and is currently configured to provide customer area, prep room, kitchen and storeroom.

The unit further benefits from electric roller shutter access.

W.C facilities are contained within.

LEASE DETAILS

Rent: £12,500 + VAT exclusive.

Term: Subject to negotiation.

The unit will be offered on an effective Full Repairing and Insuring basis via service charge.

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.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

Currently estimated at £165 + VAT per annum for 2024.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £8,400.

The current commercial rate in the pound is £0.565328 (2024/2025).

Therefore, the rates payable for 2024/2025 are estimated at £4,478.76.

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

VAT

The property is opted to tax therefore VAT will be applicable on the annual rent and all other outgoings.

EPC

The property has an energy performance rating of C67.

The full certificate can be made available upon request.

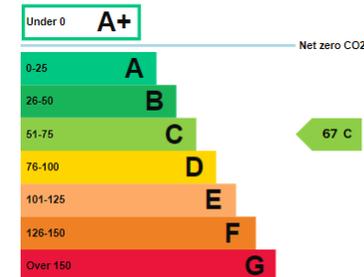
34 Mayfield High Street NEWTOWNABBEY BT36 7WU		Energy rating C
Valid until 7 March 2034	Certificate number 8453-5841-1211-0070-7990	

Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

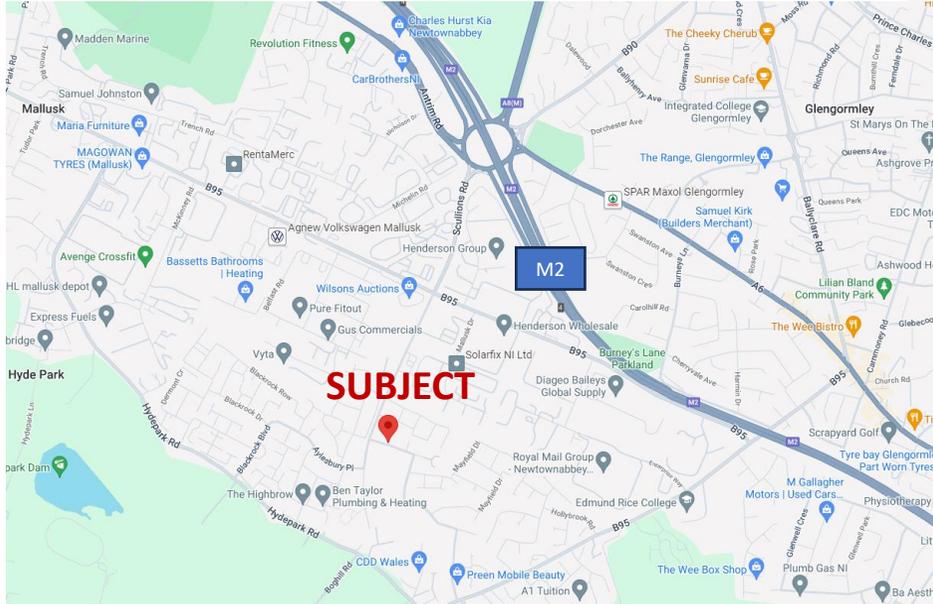
Total floor area 69 square metres

Energy rating and score

This property's energy rating is C.



LOCATION



VIEWING

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

McConnell

JLL Alliance Partner

Contact: Cormac McElroy / Ross Molloy

Tel: 07443 084671 / 07443 085690

Email: cormac.mcelroy@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

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

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/uksi/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 Chartered Surveyors. 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.