

TO LET

Showroom Space (Flexible Terms / Incentives Available) – c. 9,721 sq.ft. (can be sub-divided)
45 Mallusk Road, Mallusk, Newtownabbey BT36 4PP



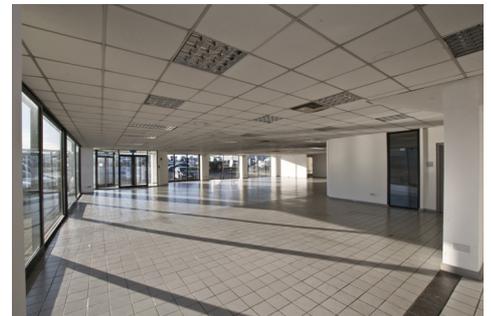
Mallusk is one of the main showroom / trade counter / distribution centres in Northern Ireland. The subject property is located on the Mallusk Road, which is the main thoroughfare in the area. Occupiers in the development include Henderson Group, Donnelly Cars, McBride Tools and Primeline. Neighbouring occupiers in the area include Wilsons Auctions, Marks and Spencer, The Post Office and Isaac Agnew.

Description

The subject premises consists of vacant showrooms adjacent to the busy petrol filling station, with additional sales forecourt along with car parking to both the front and side. It comprises glazed shop front with tiled flooring, suspended ceilings, recessed lighting and can be rented in its entirety or sub-divided.

ACCOMMODATION (potential sub-divisions)

Showroom 1	(LHS)	c. 5,980 sq.ft.	(555.6 sq.m.)
Showroom 2	(RHS)	c. 3,741 sq.ft.	(347.5q.m.)
Total Accommodation		c. 9,721 sq.ft.	(903.1 sq.m.)

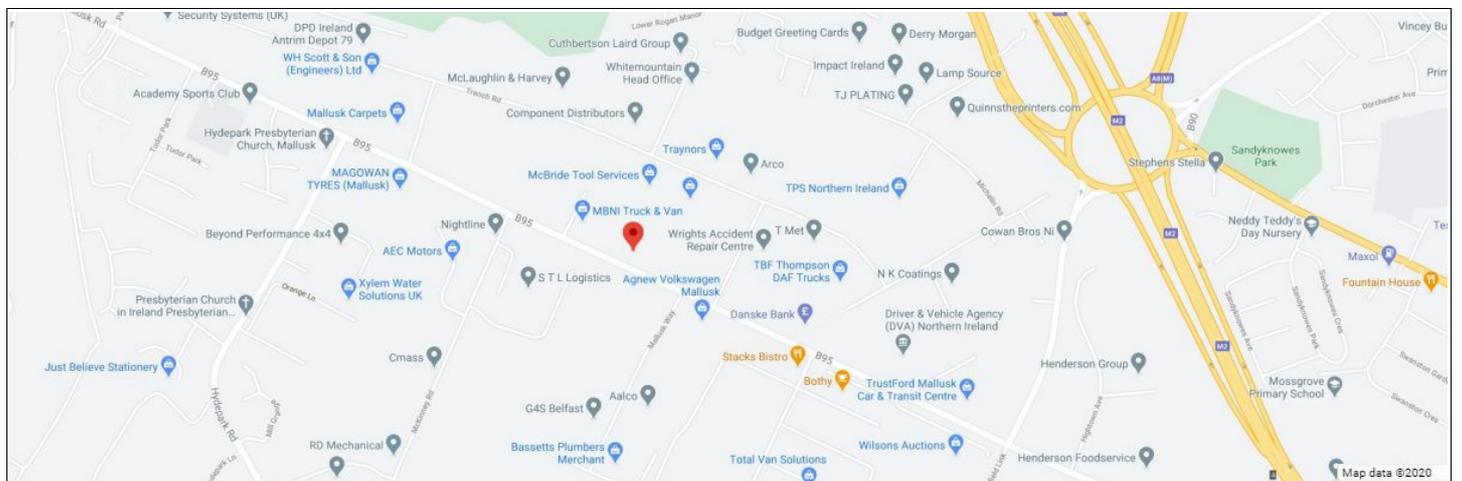
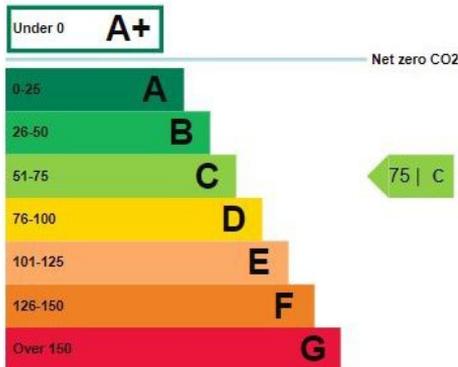


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LEASE DETAILS	Short term lettings available on flexible terms.
RENT	from £7.50 per sq.ft. per annum excl.
SERVICE CHARGE	A service charge is levied to cover a fair proportion of all landlord's reasonable costs in maintaining the complex and upkeep of common areas currently charged at 20p per sq.ft.
REPAIRS / INSURANCE	Tenant will be responsible for all repairs and reimbursement of a fair proportion of building insurance to the landlord.
VAT	All rents quoted are exclusive of VAT, which is chargeable.
RATES	NAV To be confirmed on sub-division.
EPC	C-75
VIEWING	By appointment with Sole Agent 028 9042 4747



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