



To Let By Way Of Assignment Modern Commercial Premises

Units 4-5, 142 Doagh Road, Cloughfern,
Newtownabbey BT36 6BA

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**FRAZER
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Summary

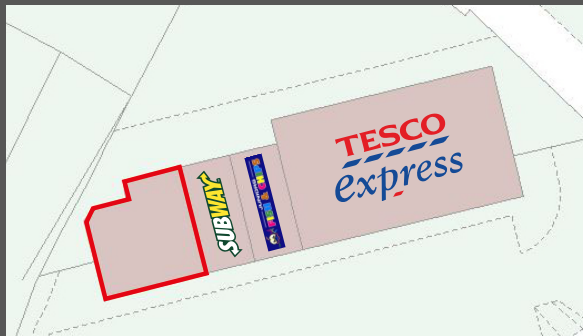
- Extremely prominent location on the Doagh Road, Newtownabbey.
- Modern parade of shops built in 2012 with on-site car parking.
- Double unit with glazed frontage extending to c. 1,316 sq ft.
- Former hair and beauty salon, although suitable for a range of uses, STPP.
- Neighbouring occupiers include Subway, Tesco Express & Juniors Fish & Chips.

Location

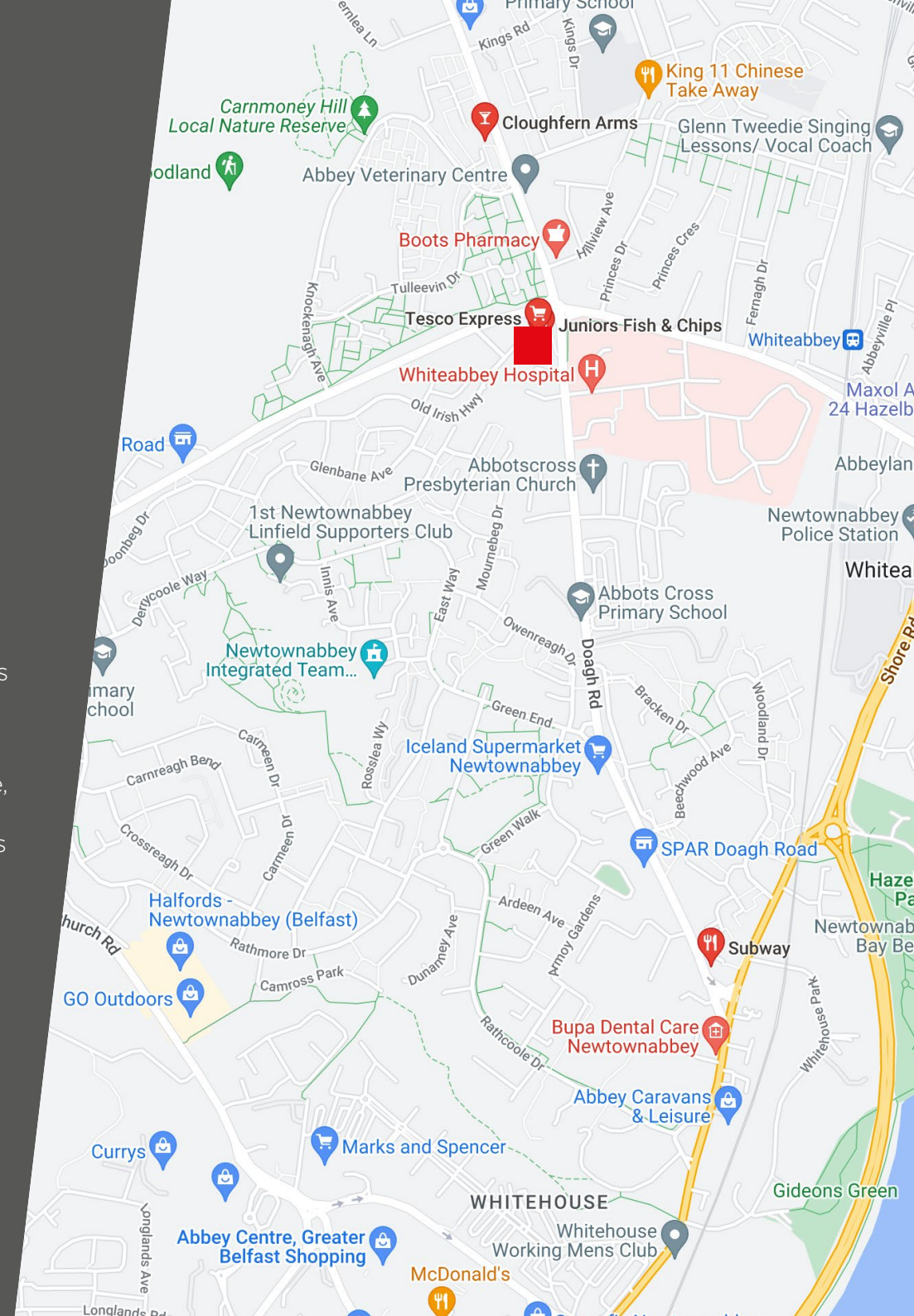
The subject property is situated on the Doagh Road, Cloughfern, Newtownabbey close to Whiteabbey Hospital. The property occupies an extremely prominent location overlooking the roundabout at the busy intersection of roads running between Jordanstown/Belfast/Glengormley and Monkstown.

Cloughfern is situated approximately 6 miles from Belfast City Centre, 7 miles from Carrickfergus, and 2 miles from Glengormley.

The area is densely populated with a number of large housing estates located in the surrounding area, including Rathcoole, the largest housing estate in Northern Ireland.



Not To Scale. For indicative purposes only.



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Description

The property comprises a single-story commercial premises with two large aluminium framed, floor to ceiling height shop windows and two electric roller shutter doors.

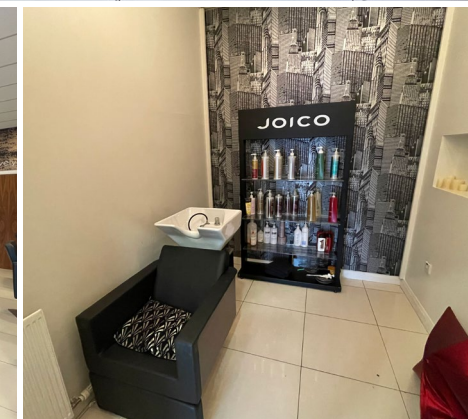
Internally the property remains fitted to represent the previous tenant's hair and beauty use, including tiled flooring throughout, suspended ceiling with recessed spot lighting, gas central heating, 300 litre hot water tank and disabled toilet.

A range of the tenant's equipment is available to purchase, including 4x backwash basins, 4x double dress-out units, 5x single dress out units, 7x hair trolleys, 10x hair chairs, 3x retail stands and much more.

Accommodation

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

Description	Sq. M	Sq. Ft
Salon Floor	93.06	1,002
Treatment Room	6.50	70
Office	5.41	58
Washing Room	5.06	54
Kitchen	9.45	102
Comms Store	2.82	30
Disabled WC		
Total Approximate Area:	122.30	1,316



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Lease

The property is available to lease by way of assignment, the salient details of which are as follows:

Term: 15 years from 2nd December 2011
Expiry: 1st December 2026
Rent: £20,500 Per Annum
Repair: Interior repairing and insuring and exterior repairs by way of service charge
Management Fee: Tenant pays agent management fees calculated at 5% + VAT of the annual rent

*A copy of the lease is available upon request, following an accompanied viewing of the property.

Rates

NAV: £16,700
Rate in £ (2022/23): 0.523981
Rates payable: £8,750.48 per annum.

* We recommend that you verify these figures with Land & Property Services (Tel: 0300 200 7801).

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd
028 9023 3111
mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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