



Not To Scale. For indicative purposes only.

To Let New Build Drive-Thru Opportunity

Fountain Hill, Antrim BT41 1LT



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Summary

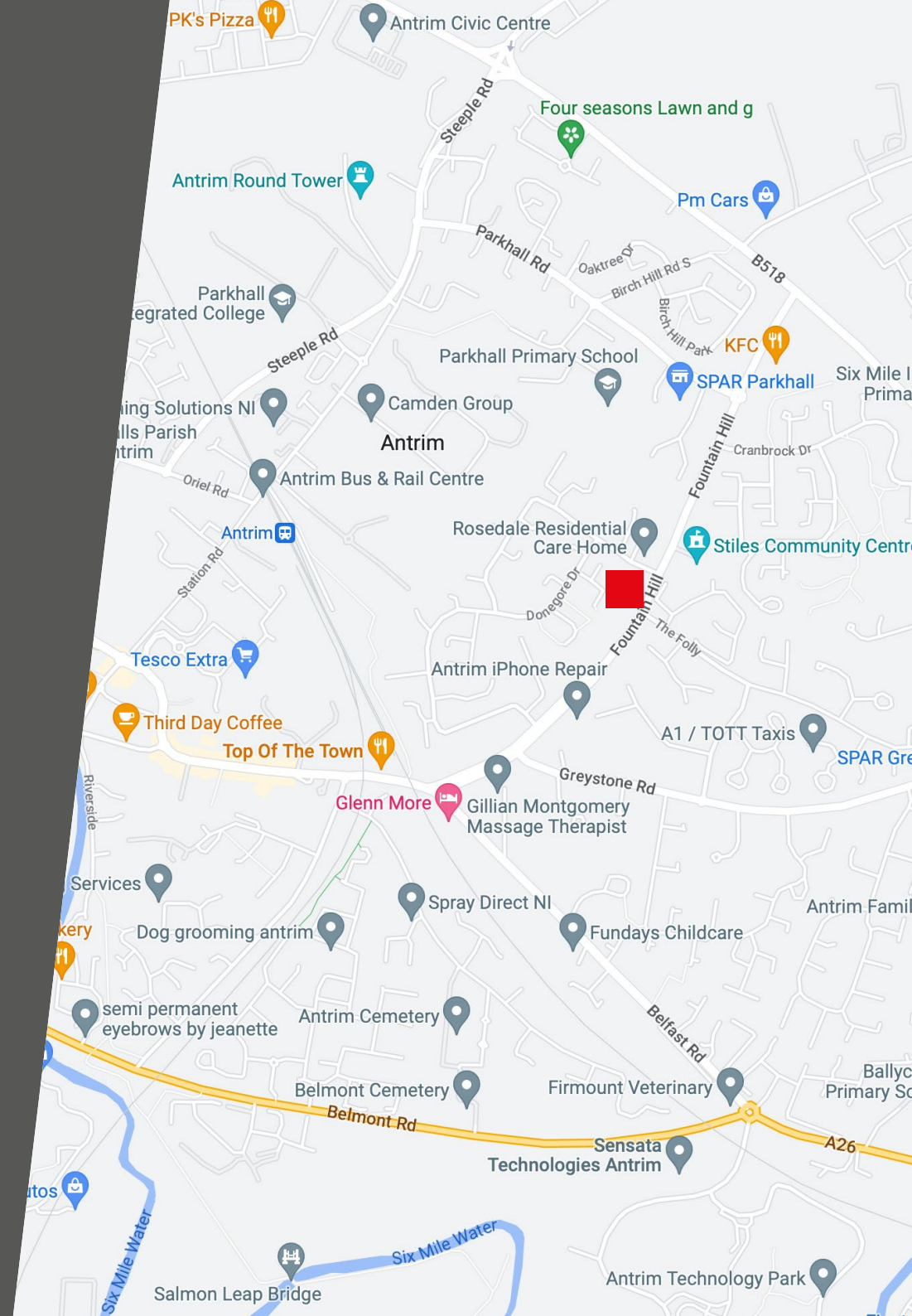
- New build drive-thru restaurant / café opportunity with outdoor seating.
- Prominent frontage with free on-site car parking.
- Very popular residential area with high volumes of passing vehicular traffic.
- Situated within the same complex as KFC, Clear Pharmacy and Clear Dental surgery.

Location

Antrim is located c. 15 miles north of Greater Belfast and is situated on the edge of the M2 Motorway. The town has a strong mix of housing and is a very popular commuter town for Greater Belfast and Ballymena, being centred around a superbly developed transport and road infrastructure network.

Approximately 1 million people live within a 45-minute drive of the subject property, with Antrim Town Centre and Train Station located approximately 1 mile away.

The new unit will be situated within a complex which is occupied by some outstanding retailers such as KFC, the newly relocated Clear Pharmacy and Clear dental surgery. The site will benefit from 33 new residential dwellings which are currently under construction and approximately 100 free parking spaces.



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Description

The proposed single storey drive-thru premises will be constructed and finished to the highest standard, which will then be handed over in a developer's shell specification with services brought to distribution points.

The unit will benefit from floor to ceiling height glazed frontages, to benefit from as much natural lighting as possible. The unit will also benefit from a timber canopy to the front elevation to accommodate and provide cover for outdoor seating.

Accommodation

The property has an approximate Gross Internal Area of 1,776 Sq Ft (165 Sq M).

Rates

To be assessed.

Lease

Rent: £52,500 per annum

Term: 10-Years, FRI Lease with 5 yearly Rent Reviews

Service Charge: To be confirmed

Insurance: Tenant to reimburse

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



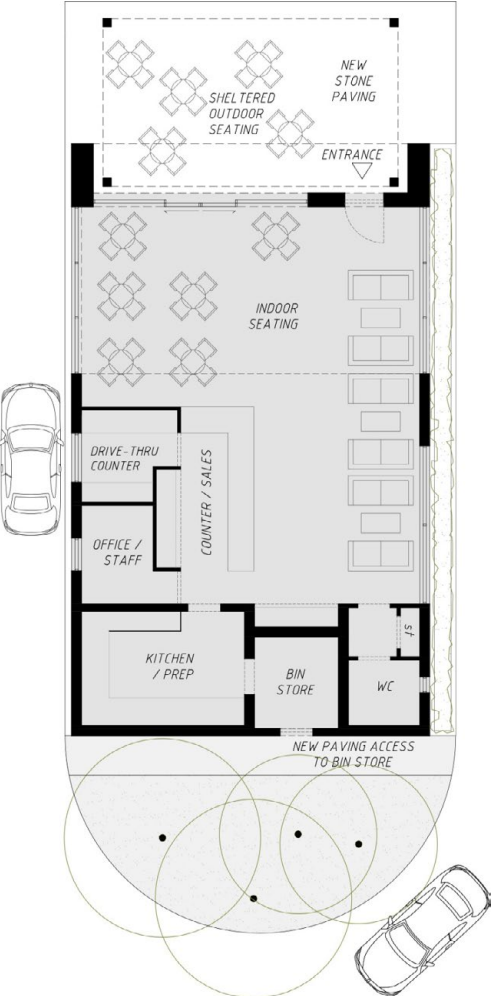
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Elevations

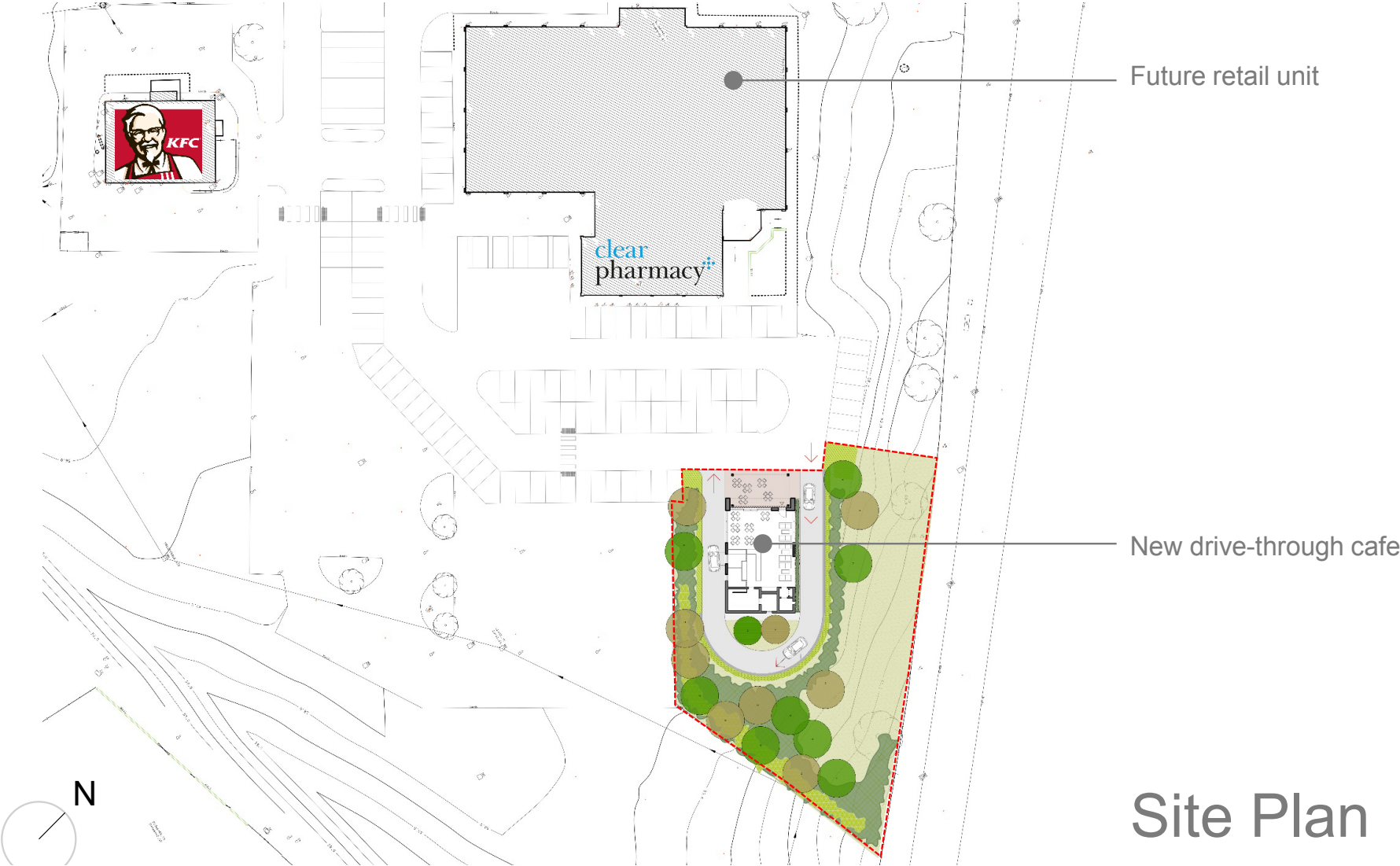
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Floor Plan

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Future retail unit

New drive-through cafe

Site Plan

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FRAZER KIDD

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