



To Let By Way of Assignment

5-7 Kings Crescent, Newtownabbey BT37 0DH


**FRAZER
KIDD**

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Summary

- Highly prominent location on Kings Crescent.
- Located within a parade of shops with on-site carparking.
- Fitted double shop unit formerly occupied as a hair salon extending to c. 785 sq ft
- Neighbouring occupiers include Spar, Fernagh Pharmacy, Asher's Bakery, Banford & Sons Butchers and The Crescent Fish & Chip Shop.
- The property is suitable for a variety of uses, subject to planning.

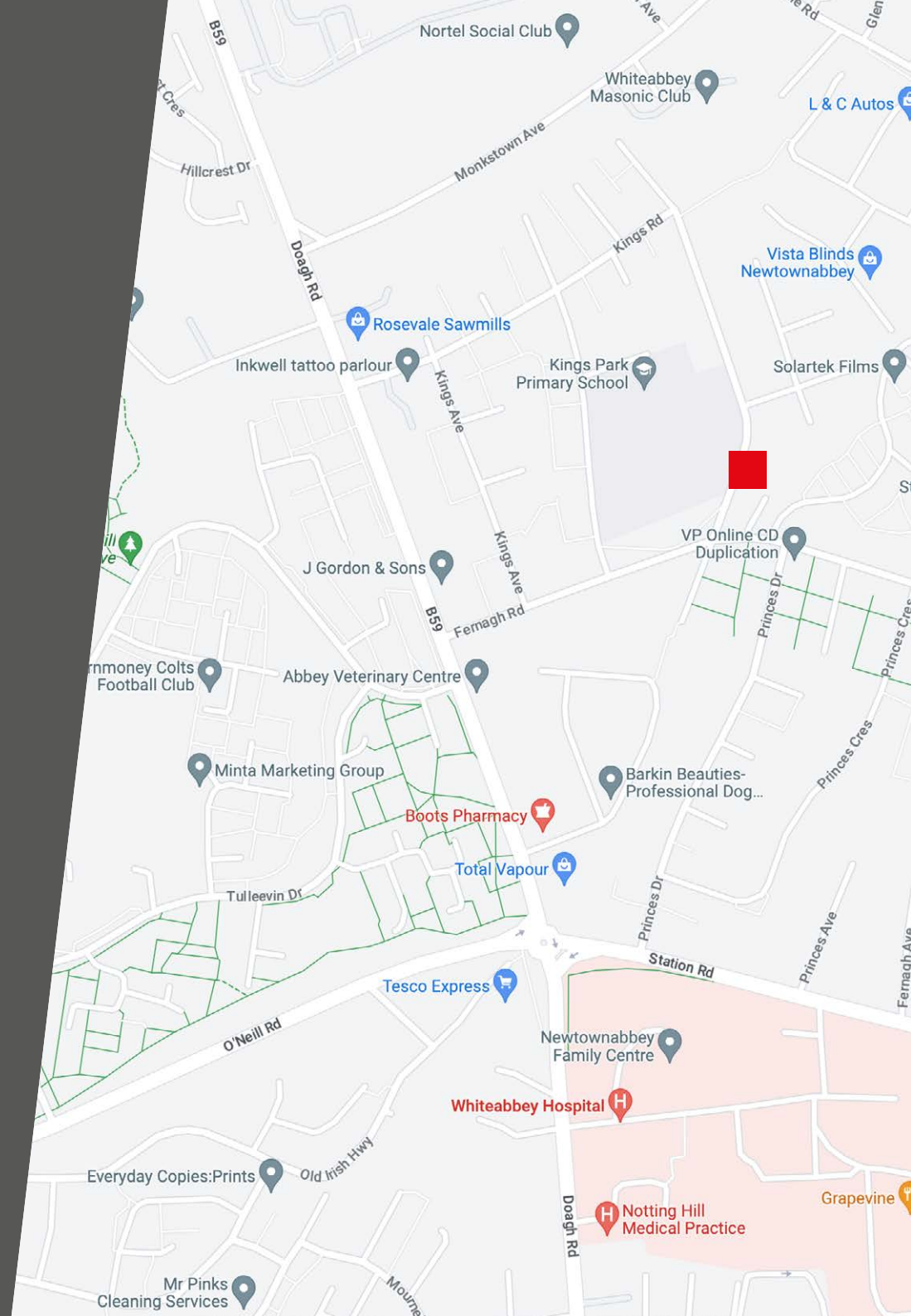
Location

The property is situated within a very popular and successful retail parade known as the Kings Crescent Shopping Centre in Newtownabbey. The property is accessed via the Fernagh Road, which leads from the Doagh Road, Newtownabbey.

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

Description

The premises comprises a spacious double unit including two main sales areas, a private treatment room, a store/ kitchen area and toilet facilities. The premises is fitted to a good standard throughout including wooden and tiled flooring, suspended ceiling with recessed lighting, plastered and painted walls and double glazed shop frontage with electric roller shutters.



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Accommodation

The property comprises of the following approximate Net Internal Areas:

Description	Sq. M	Sq. Ft
Main Sales	38.24	412
Kitchen/Store	8.40	90
Sales Room 2	19.99	215
Treatment Room 1	6.09	66
Total Approximate Net Internal Area	66.72	783

Lease

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

Term	5 years from 1st of September 2018.
Rent	£16,500 per annum.
Service Charge	Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs and building insurance.
Management Fee	Tenant responsible for payment of agent management fees calculated at 5% plus Vat of the annual rent.

Rates

NAV: £8,450

Rate in £ (2023-2024): 0.541079

Rates Payable: £4,572.12 per annum

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

VAT

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

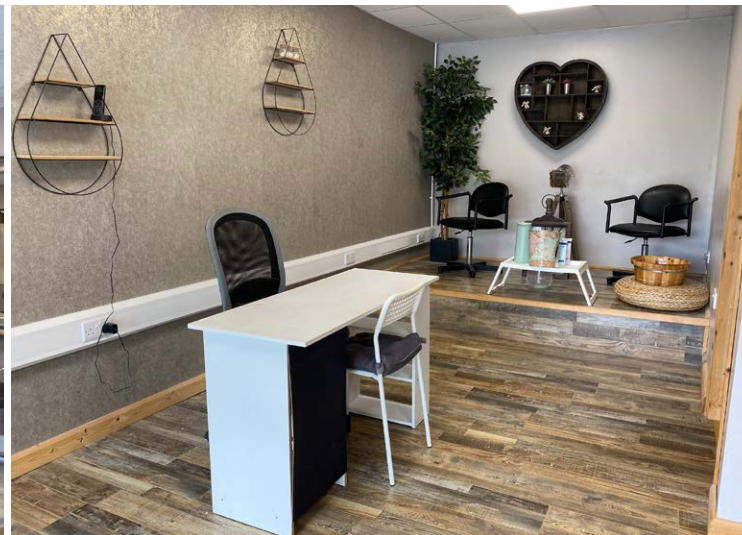
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
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EPC

