



For Sale/To Let
Trade Counter Showroom/Warehouse

1001 Shore Road, Newtownabbey, BT36 7DE



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

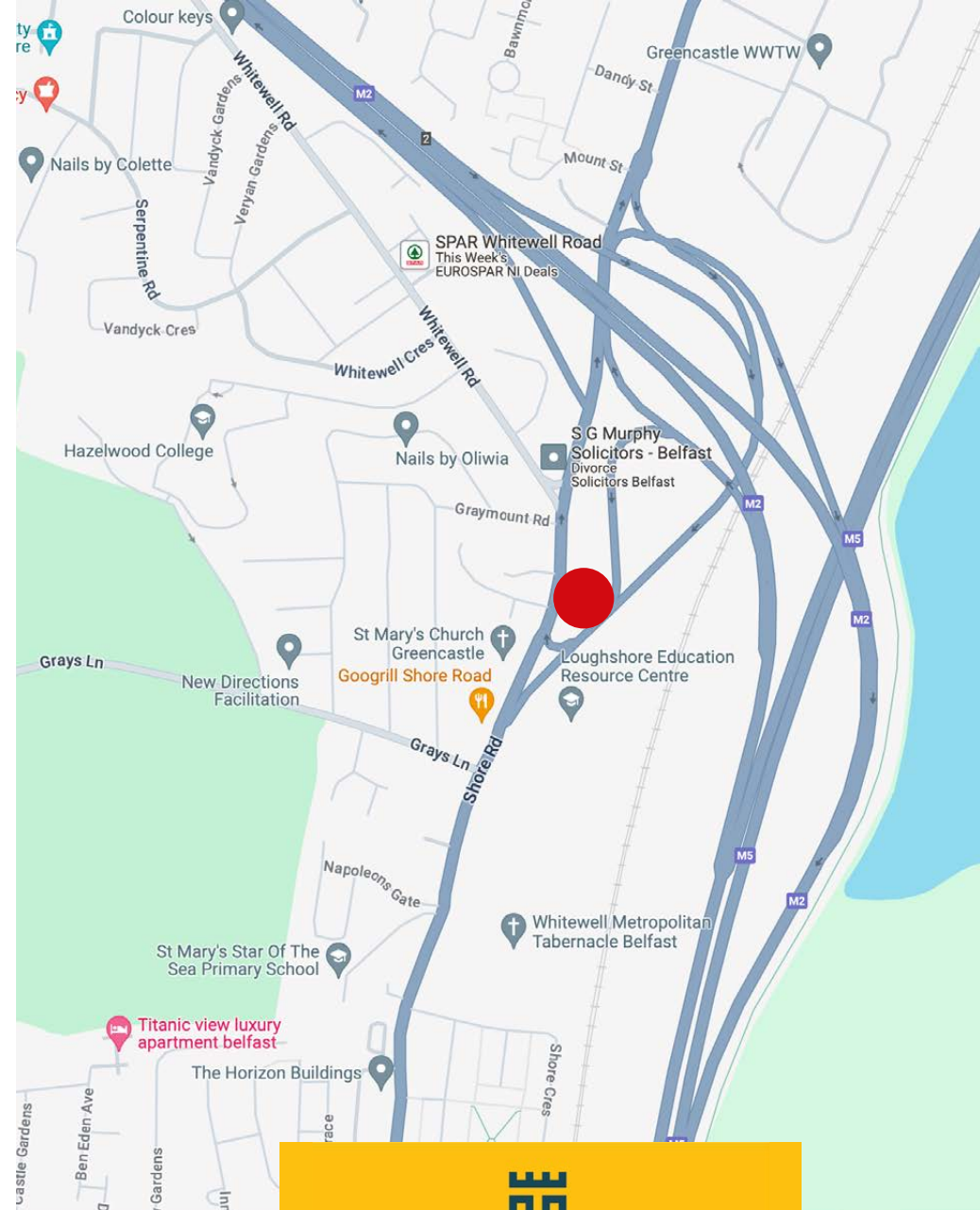
- Standalone trade counter showroom / warehouse unit of approximately 1083 sq m (11,656 sq ft) on a site area of 0.42 acres
- Excellent access to motorway links both North and South
- Onsite parking for 11 cars

LOCATION

- The subject property is located on the Shore Road, approximately 3 miles north of Belfast City Centre, adjacent to the junction with the M2 Motorway.
- The Shore Road is an arterial route out of Belfast to the north towards Newtownabbey and Carrickfergus and runs parallel with the M2.
- Located closely to the Abbey Centre, one of Northern Ireland's leading retail parks.
- Belfast is Northern Ireland's capital city and serves as a regional gateway with important links to other European cities. The city benefits from excellent transportation networks with easy access to the M1 and M2 motorways. It is also served by two major airports, Belfast International Airport and George Best Belfast City Airport.

DESCRIPTION

- The subject comprises a substantial commercial building offering a range of accommodation under one roof to include a warehouse, trade counter and showroom.
- Internally the trade counter is finished to include a concrete floor, plastered and painted walls and a suspended ceiling.
- The mezzanine office accommodation is finished to include carpet floor covering, plastered and painted walls and is subdivided into a number of rooms. Steps lead to the first floor showroom.
- The warehouse area is finished with concrete floors and access via roller shutter, with first floor showroom access via stairs and a lift. There is also a kitchen and multiple WC'S.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Trade Counter	173.16	1,864
	Warehouse	430.19	4,631
	Kitchen	11.52	124
Mezzanine	Offices	90.79	977
First Floor	Showroom	377.23	4,060
Total Internal Area		1,083	11,656

*Eaves height of 3.94m

SALE DETAILS

Price: Offers invited in the region of £650,000.

LEASE DETAILS

Term: Negotiable
Rent: £60,000 per annum, exclusive.
Rent Review: Upwards only every five years.
Repairs & Insurance: The tenant is to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES

We are verbally advised by Land & Property Services that the Rateable Value of the property is as follows:-

NAV: £37,700

Rate in £ 2024/25 = 0.599362

Rates Payable 2024/25 = £22,595.95

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

TITLE

The property is held under Freehold / Long Leasehold, subject to a nominal ground rent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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EPC



CONTACT

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