

TO LET – RETAIL PREMISES

CBRE NI
PART OF THE AFFILIATE NETWORK

Unit 1, Building 10, Central Park, Mallusk, BT36 4FS



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Key Benefits

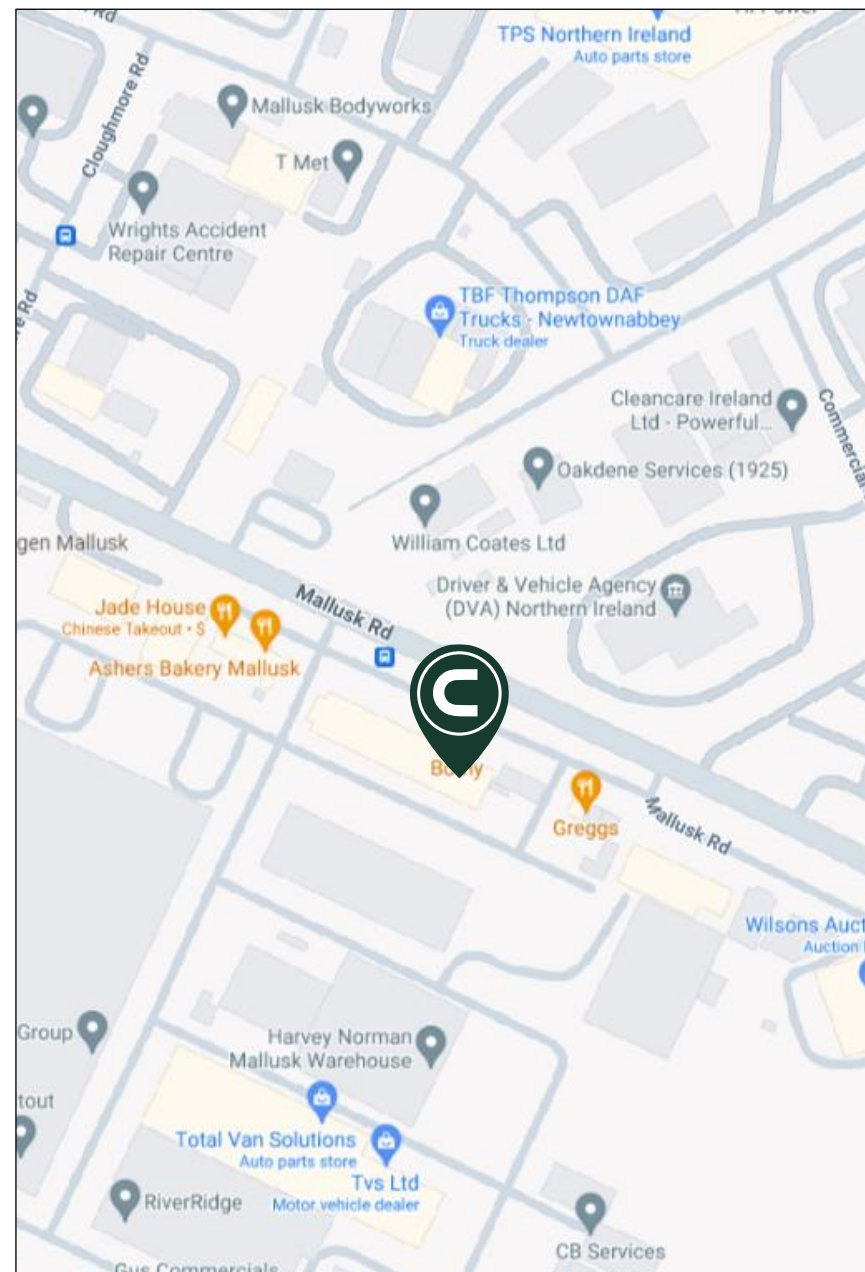
- Prominent ground floor unit
- Hot food consent
- Free customer parking

Location

Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout. It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network. The property is situated within Central Park, with neighbouring occupiers including Greggs, Bothy Coffee, Gen Tech Recruitment and Crown Decorating Centre.

Description

The subject property comprises a 1,475 sq ft commercial unit which is double fronted and visible from the Mallusk Road. Externally, the property fronts onto a large customer car park with direct links to the M2 motorway. Internally, it is finished to include tiled or vinyl flooring throughout, plastered and painted walls and fluorescent lighting. The subject currently benefits from hot food consent but is suitable for a variety of uses subject to the necessary approvals.



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Tenure

Term	Negotiable
Rent	£22,500 p.a.x.
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £16,300. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 are £9,214.85.

VAT

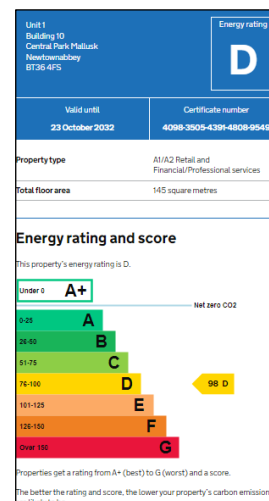
All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
Ground Floor	1,475 Sq Ft	137 Sq M

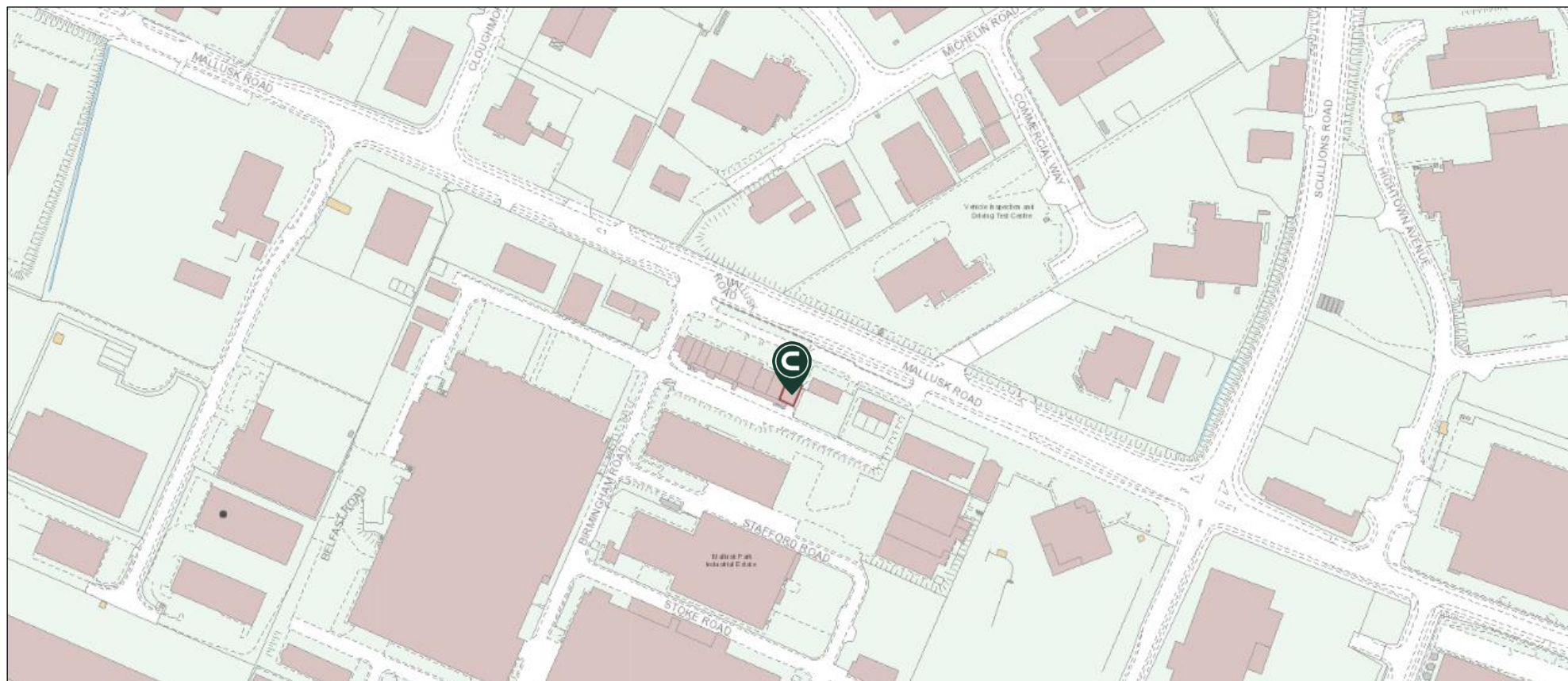
EPC

The building has been rated as D-98 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



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Contact Us

Stephen Smith
Associate Director

T: 07976523666

E: stephen.smith@cbreni.com

Lisa McAteer
Senior Director

T: 07920188003

E: lisa.mcateer@cbreni.com

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