



## To Let Retail Premises

12 Richmond Gardens, Glengormley BT36 5LA

  
**FRAZER  
KIDD**

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## Summary

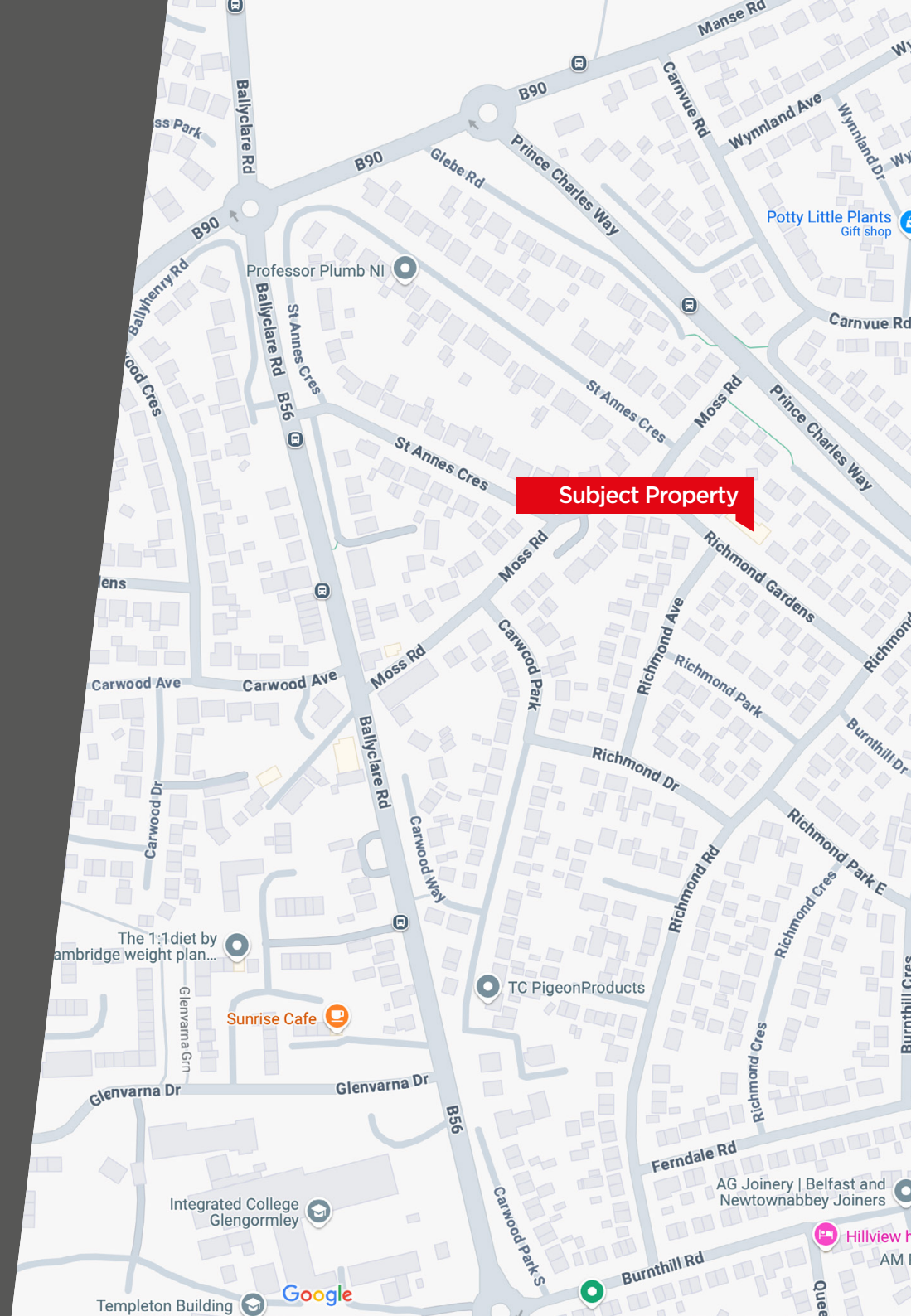
- Commercial premises fronting onto Richmond Gardens, Glengormley.
- Currently fully fitted as a butcher and is suitable for this use or for similar uses such as a delicatessen.
- The premises is finished to a good standard extending to c.599 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Neighbouring occupiers include, Wineflair, Medicare Pharmacy, and Vogue Hair Design.

## Location

Newtownabbey is a large settlement north of Belfast City Centre in County Antrim, Northern Ireland. It surrounds Carnmoney Hill and was formed from the merging of several small villages including Whiteabbey, Glengormley, and Carnmoney.

The premises offers a prominent location being situated within an established retail parade fronting onto Richmond Gardens, it is surrounded by a large number of residential dwellings which provide excellent pedestrian and vehicular traffic.

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## Description

A ground floor retail unit comprising of a main sales area, a rear prep/store room, and a WC. The property has been finished to include wipe down walls, tiled flooring throughout, florescent lighting, glazed window frontage and an electric roller shutter.

## Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area	39.72	428
Prep/Store room	15.92	172
W/C		
<b>Total Approximate net internal area</b>	<b>55.64</b>	<b>599</b>

## Rates

NAV: £4,050.00

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £2,289.58 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £8,000 per annum.



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## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant is 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 is responsible for payment of agent management fees calculated at 5% +VAT of the annual rent.

## 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  
nmellon@frazerkidd.co.uk

**Molly Willis**

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**Disclaimer**

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EPC

**Energy performance certificate (EPC)**

12 Electoral Offices 12796 U.K.A.	Energy rating <b>E</b>	Valid until 1 October 2024
Certificate number: 8807-2889-2400-8889-2403		

Property type: A1/A2 Retail and Financial/Professional services  
Total floor area: 57 square metres

**Energy rating and score**  
This property's energy rating is E.

Properties similar to this one could have ratings:  
If newly built: **B+**  
If typical of the building stock: **D**