



Anchored by **TESCO**

For Sale
Fully Let Commercial Investment
Units 1-5, 142 Doagh Road, Newtownabbey, BT36 6BA

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**FRAZER
KIDD**

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Summary

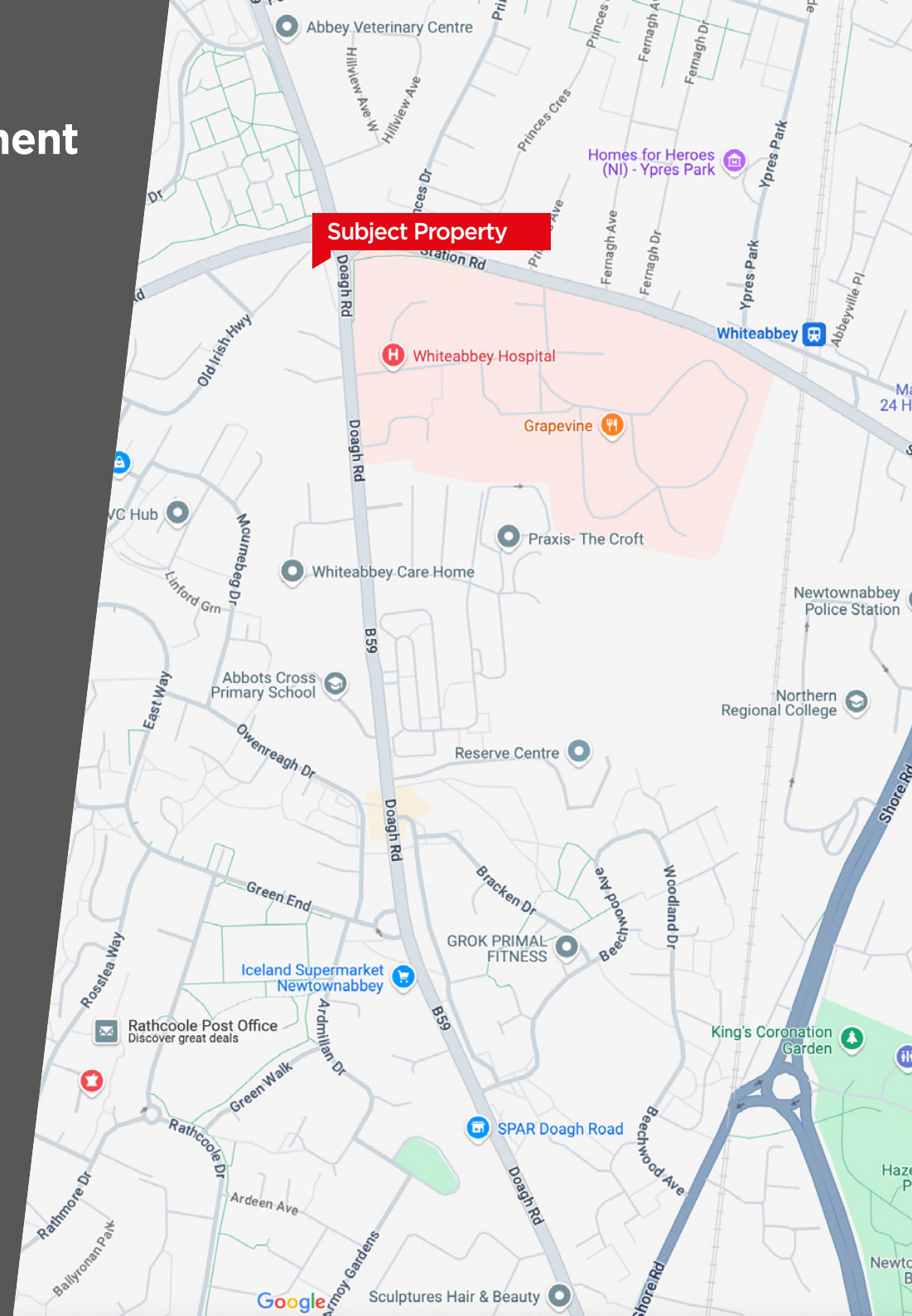
- Opportunity to acquire a fully let commercial neighbourhood shopping scheme anchored by Tesco with other tenants including Subway, Juniors Fish & Chips, and Bondi Pilates.
- Private car park with c. 42 spaces.
- Currently producing an income of £103,819 per annum.
- Seeking offers in the region of £1.30m which reflects a net initial yield of 7.54%.
- Highly accessible location, within close proximity to Belfast, Carrickfergus and Glengormley.

Location

The subject property is situated on the Doagh Road, Cloughfern, Newtownabbey close to Whiteabbey Hospital. The property occupies an extremely prominent location overlooking the roundabout at the busy intersection of roads running between Jordanstown/Belfast/Glengormley and Monkstown.

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

The area is densely populated with a number of large housing estates located in the surrounding area.



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Unit	Tenant	Area (sqft)	Rent (PA)	Lease Start	Expiry	Comment
1	Tesco Stores Ltd	4,259	£56,391.27	07.11.2011	06.11.2031	Tenant responsible for interior repairs. Exterior repairs undertaken by landlord with cost recovered by way of a service charge. Rent review 07.11.26 by refence to RPI.
2	Private individuals trading as Juniors Fish & Chips	742	£17,000	02.12.2011	01.12.2026	Tenant responsible for interior repairs. Exterior repairs undertaken by landlord with cost recovered by way of a service charge. Tenant responsible for interior repairs.
3	Subway Realty Limited	746	£12,000	15.05.2012	14.11.2027	Tenant responsible for interior repairs. Exterior repairs undertaken by landlord with cost recovered by way of a service charge.
4&5	Bondi Pilates LTD (Pilates Studio)	1,402	£18,500	30.08.2024	29.08.2029	Tenant responsible for interior repairs. Exterior repairs undertaken by landlord with cost recovered by way of a service charge. Tenant option to break 28.02.2027.
		7,149	£103,819.27			



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Description

The property comprises of 4 adjoining single storey commercial units totalling to c. 7,149 sq ft. The property is of block and brick-built construction, with a tiled roof, glazed shop frontages and electrically operated roller shutter doors.

Each of the four premises are currently occupied by Tesco, Subway, a fish and chip shop trading as 'Junior Fish & Chips', and a pilates studio trading as 'Bondi Pilates'.

The property benefits from having its own private car park.

Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £1.30m, which reflects a net initial yield of 7.54% assuming usual purchaser costs.

Business Rates

Each unit has been individually assessed by Land & Property Services and it's the tenant's responsibility to pay business rates directly to Land and Property Services.

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 is payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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For further information please contact:

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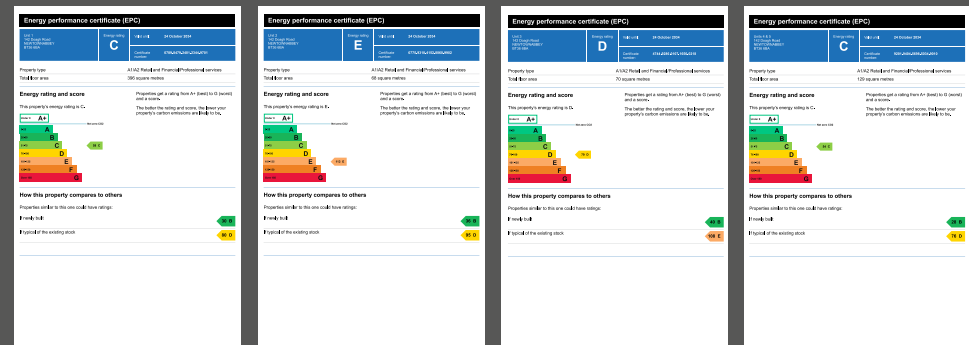
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Disclaimer

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EPC



Unit 1

Unit 2

Unit 3

Unit 4&5