

TOTAL VAPOUR

Cigarettes - E-Liquids - Tel 02890868350



Barnardo's

A C MEATS
Quality Butchers
Telephone 02890 866 510

To Let Modern Retail Unit

Unit 2, 119-129 Doagh Road, Newtownabbey BT36 6AA



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028 90 500 100

SUMMARY

- Prominent retail unit in a fantastic commercial location
- Surrounded by a large catchment of housing
- Suitable for a wide variety of uses subject to planning

LOCATION

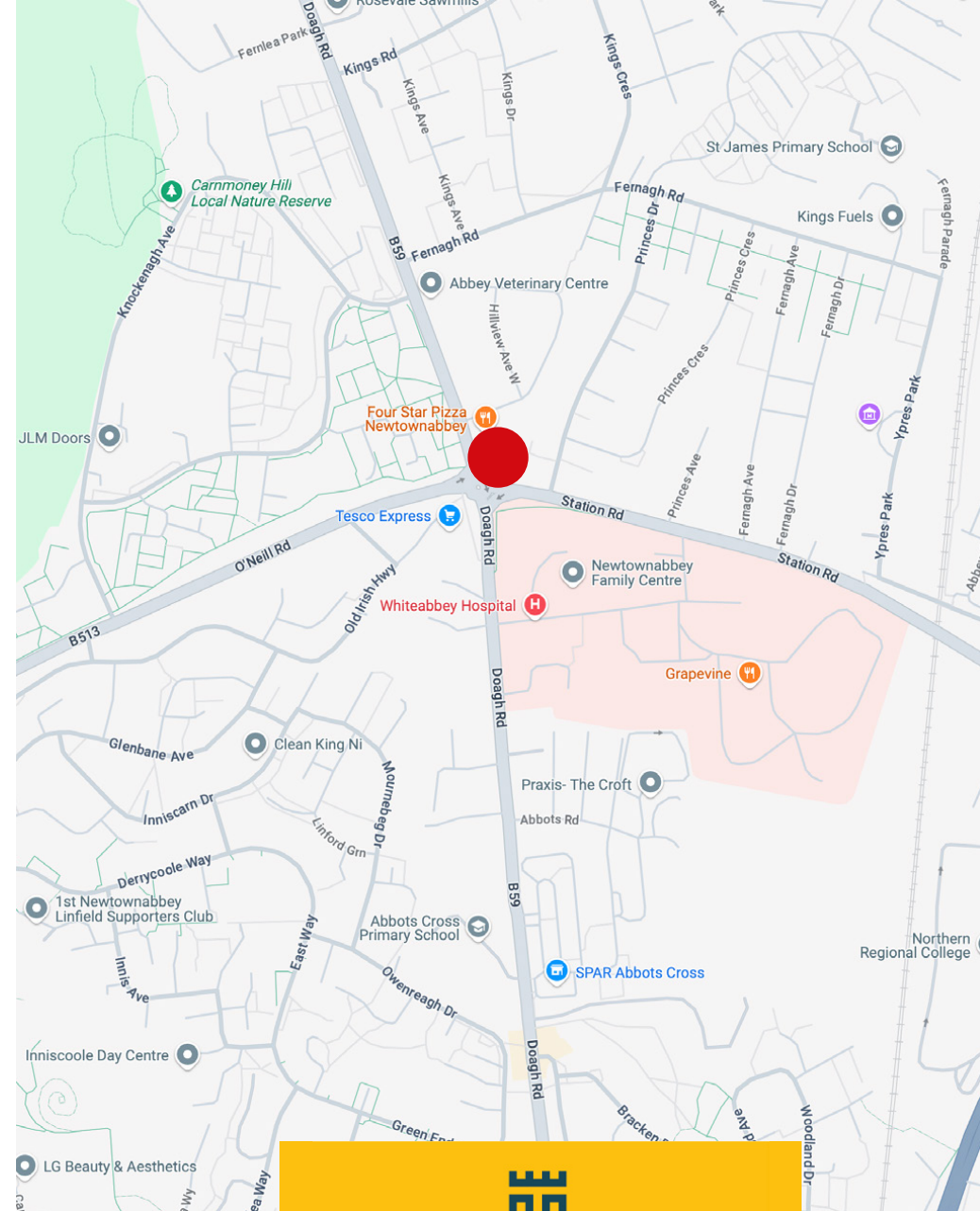
- Located within modern retail development in a highly prominent location at the busy junction of Doagh Road and O'Neill Road in Newtownabbey.
- The Doagh Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Occupiers in area include Total Vapour, AC Meats, New Century Chinese Takeaway, Boots Pharmacy, Four Star Pizza & Tesco Express. Whiteabbey Hospital is also within walking distance.
- There is an external car park for customers and rear yard for bin storage.

DESCRIPTION

- The building comprises an electric roller shutter with an aluminium framed shop front. Internally there is wood effect laminate flooring, plastered and painted walls, suspended ceilings with LED light panels and air conditioning heating and cooling.
- The unit provides an open plan sales area together with a rear store, kitchenette and WC.
- Currently occupied by a charity shop, this unit would be suitable for a number of different uses subject to gaining the necessary planning consents

ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	72.47	780
Rear Store /Kitchenette	20.18	217
WC		
Total Net Internal Area	92.65	997



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LEASE DETAILS

- Rent: £17,500 per annum, exclusive
- Term: Negotiable
- Repairs & Insurance: Tenants responsible for all internal repairs, repairs to shop fronts/roller shutters and reimbursement of a fair proportion of the building insurance to the Landlord. Insurance estimated to be £1,004 for the year 2024/25.
- Service Charge: Levied to cover a fair proportion of the Landlord's cost of external repairs, repairs and upkeep of car park and communal areas, agent's management fees and any other reasonable outgoings of the Landlord. Estimated to be £2,011 for the year 2024/25.
- Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

RATES

NAV = £7,850

Rate in £ 2024/25 = 0.565328

Estimated Rates Payable 2024/25 = £3,550.26 (including 20% SBRR)

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

VAT

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



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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