

TO LET

Unit 11 Monkstown Village Centre,
Newtownabbey, BT37 0HS



Excellent Hot Food / Retail Unit

Property Highlights

- Excellent prominent corner unit fronting Jordanstown Road.
- Currently trading with hot food consent.
- Suitable for variety of uses subject to planning.
- Other occupiers within the Centre include Tesco Express, Andrews Opticians, Mauds, Ashers Bakery, Coffee Cabin, ToTo and Eclipse Hair & Beauty

For more information, please contact:

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Location

Monkstown Village Centre is situated on the outskirts of Belfast close to the University of Ulster at Jordanstown. The neighbourhood scheme includes 89 free car parking spaces on site and benefits from a high level of vehicular flow within a high density residential area.

The subject unit occupies a prominent position on the Jordanstown Road highly visible to passing traffic with an excellent return frontage. The unit is suitable for a variety of uses, subject to planning consent, and is currently trading as an Italian pizza take away.

Other occupiers within the scheme include Tesco Express, Andrews Opticians, Ashers Bakery, Coffee Cabin, Mauds, Toto Chinese Restaurant and Eclipse Hair & Beauty.

Accommodation

The unit comprises the following:

Description	Sq Ft	Sq M
Frontage (Main & Return)	both 12 ft	3.66m
Retail Area	642	59.64
Ancillary	62	5.76
Total Area	704	65.40

Rent

£11,000 per annum, subject to contract

Service Charge

£1,482 per annum

Rates

Rates Payable for 2018/19: £3,747

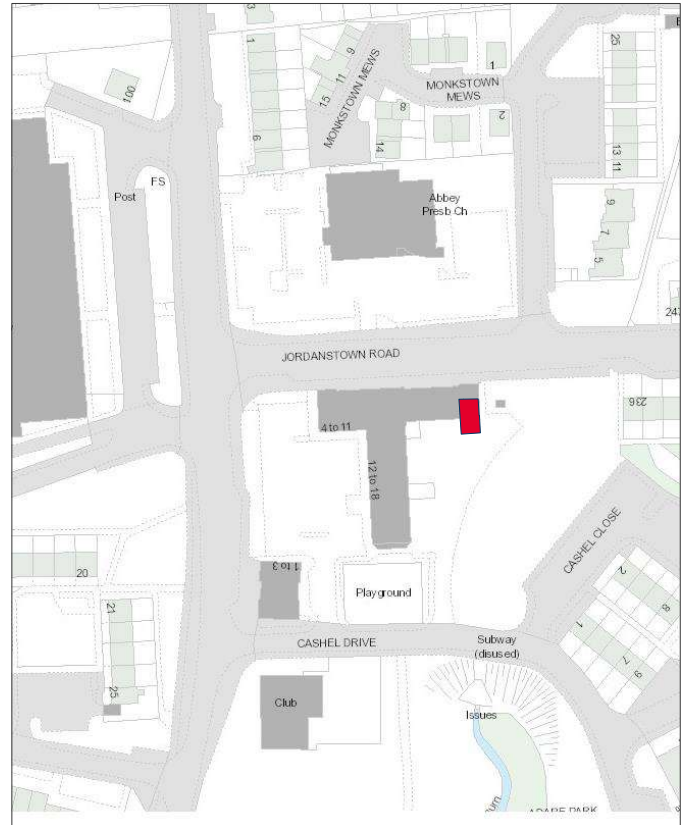
EPC

The Energy Performance rating for the premises is C69.

Certificate can be provided upon request.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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For further information or arrangements to view please contact:

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