

To Let First Floor Unit

Unit 14 Abbey Trading Centre,
Newtownabbey, BT37 9UQ

KC

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028 9091 8859
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Location

Newtownabbey is located approximately 4.5 miles north of Belfast city centre and is easily accessed via the M2 motorway. The area benefits from a primary catchment of c.162,000 people which increases to c.365,000 people living within a 15-minute drive time. Newtownabbey is an established regional centre with a strong retail offer represented across Lesley Abbeycentre, Longwood Retail Park, Abbey Retail Park, Valley Retail Park, Shore Retail Park and the subject scheme, Abbey Trading Centre. The retail offer is complimented by an impressive leisure and hospitality offer within the immediate area.

Description

The subject unit is located within Abbey Trading Centre, which is anchored by Sports Direct / USC and includes occupiers such as Subway, Ladbrokes, Topps Tiles, Johnstone's Decorating Centre and Oasis. This self-contained first floor showroom is accessed via a ground floor lobby adjacent to the entrance of Sports Direct. Suitable to a variety of uses, subject to planning permission. The property extends to the following approximate floor areas:

	Sq Ft	Sq M
First Floor	7,175	667

Lease Details

Rent:	£40,000 per annum exclusive
Term:	10 years
Rent Review:	In the 5th year upwards only to open market value
Repairs:	Effective FRI lease
Service Charge:	£9,725 per annum exclusive
Insurance:	The tenant will reimburse the landlord the cost of insuring the property

Ratable Value

The following have been obtained from Land and Property Services:

Net Annual Value: £30,300

Rate £25/26: £0.587690

Rates Payable: £17,807 per annum approximately

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

VAT

The figures quoted are exclusive of, however may be subject to VAT.

EPC

Copy of the EPC certificate will be available upon request.



For viewing appointments
please contact:

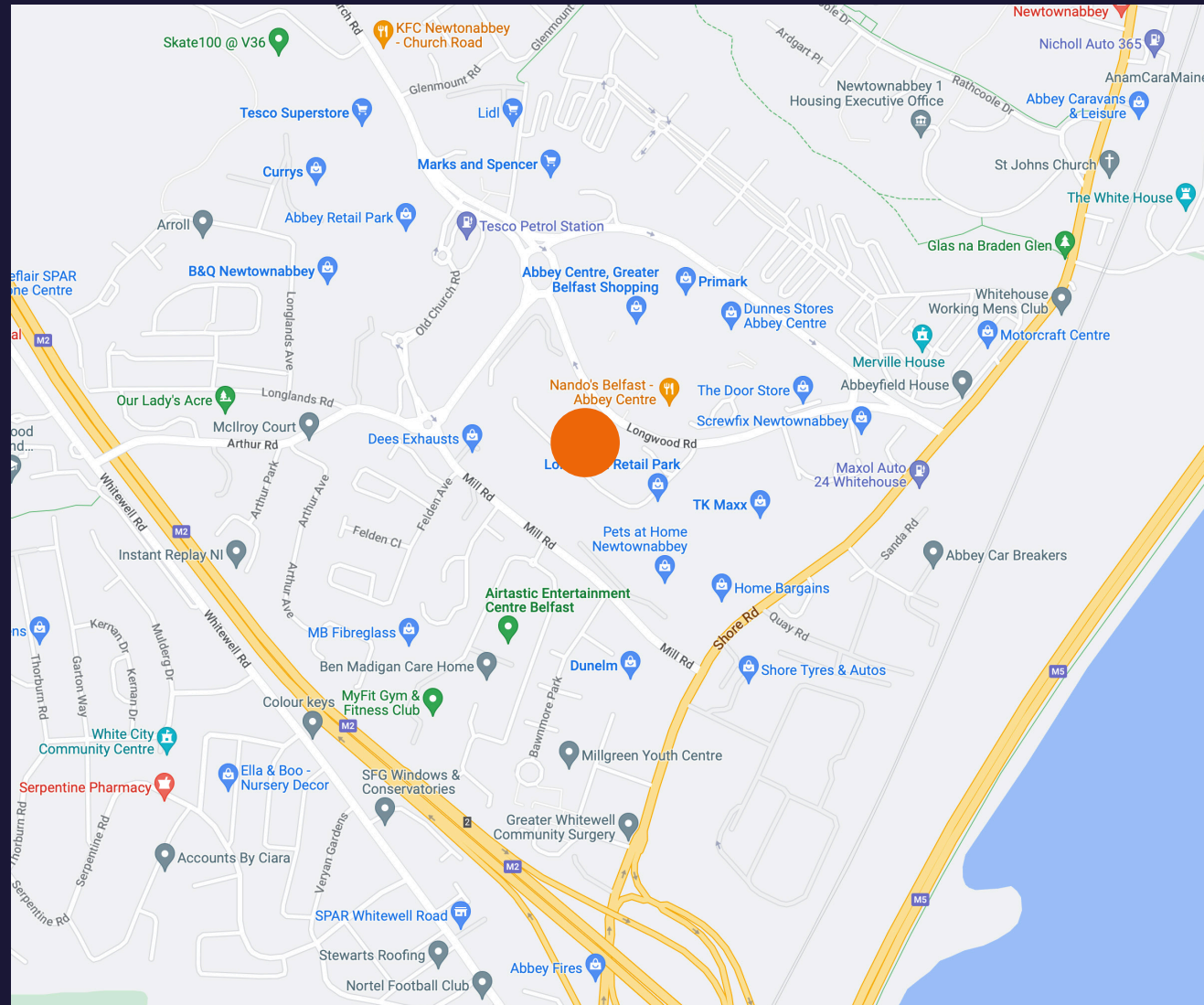
Ryan Kee

07739882431

ryan@keecommercial.com

Scottish Provident Building,
7 Donegall Square West,
Belfast, BT1 6JH

keecommercial.com



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