



### Property Highlights

- Premier retail warehouse location
- Located within the densely populated borough of Newtownabbey with a resident population of 162,000 people and a catchment population of 365,000 people within a 15 minute drive time
- Located on Mill Road in close proximity to Abbey Centre, Abbey Retail Park and Longwood Retail Park and where nearby occupiers include Tesco, B&Q, Curry's, M&S, Lidl, TK Maxx, Matalan and Sports Direct
- c. 31,080 sq ft
- Site area – c. 2.75 acres

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# FOR SALE/TO LET

## Retail Warehouse Unit 38 Mill Road, Newtownabbey

### Location

Newtownabbey is located approximately 4 miles from Belfast City Centre and is the premier retail warehouse location within North Belfast where occupiers include Tesco, B&Q, Curry's, M&S, Lidl, TK Maxx, Matalan and Sports Direct.

Newtownabbey has a resident population of 162,000 people with a catchment population of 365,000 people within a 15 minute drive time.

The subject unit occupies a prominent location on Mill Road with excellent transport links in the surrounding catchment area. Mill Road lies adjacent to Junction 2 of the M2 motorway providing easy access to the north and west of the province and the M1 Motorway.

### Description

The property provides modern, purpose built retail accommodation of approximately 31,080 sqft and is situated on a site of c. 2.75 acres benefiting from its own car park comprising 189 car parking spaces.

Description	Sq Ft	Sq M
Ground Floor:	31,080	2,887

### Title

Long leasehold with 9,983 years unexpired at a peppercorn rent.

### Planning

Open Class A1.

### Price

Offers sought in the region of £2 million, subject to contract.

### Rent

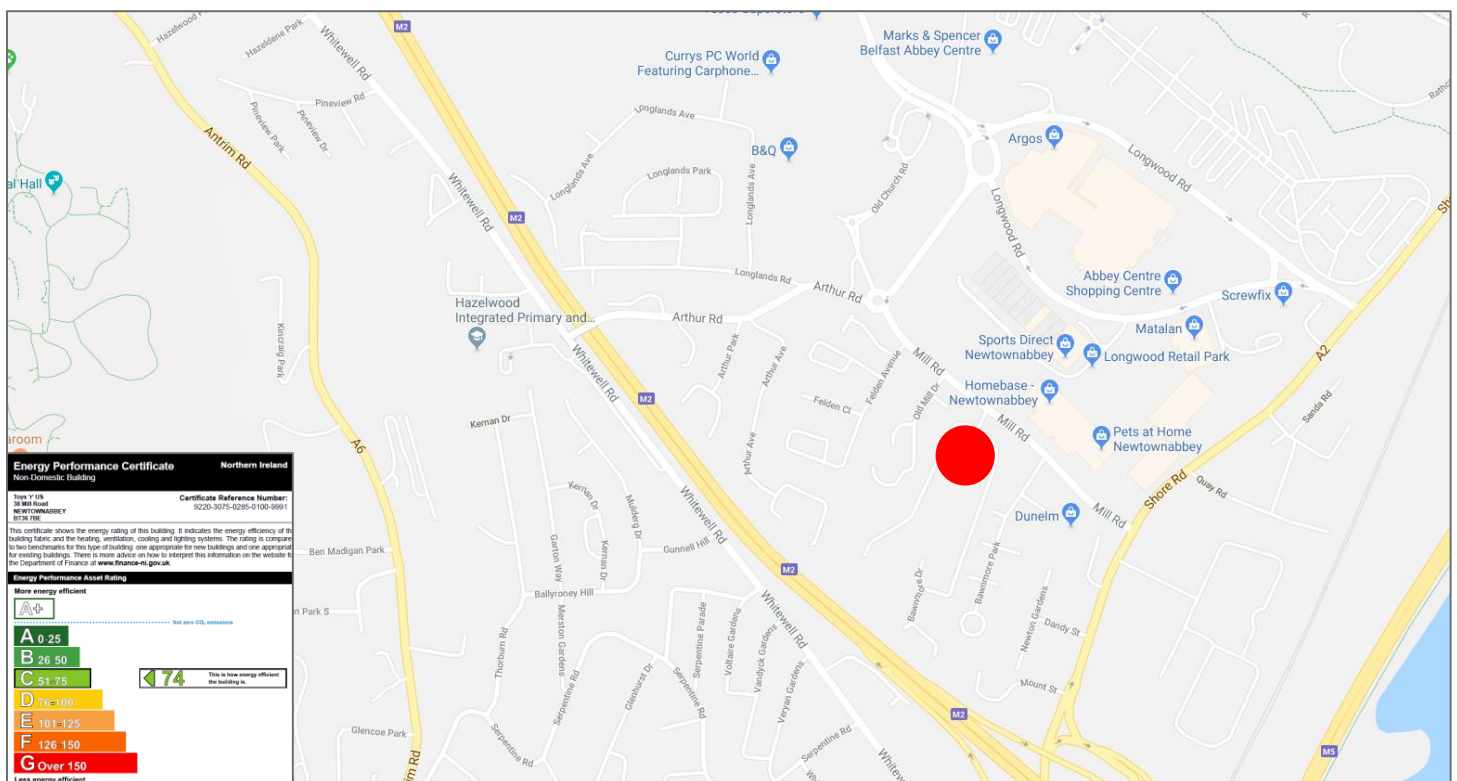
£250,000 per annum exclusive, subject to contract.

### NAV

We are advised by LPS that the NAV of the property is £258,000 resulting in rates payable of £149,875 (2018/19).

### VAT

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



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