



To Let Retail Premises

Unit 5, Twelfth Milestone, 954 Antrim Road,
Ballyclare, BT39 0AT

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**FRAZER
KIDD**

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Summary

- Prominent commercial premises within Twelfth Milestone development
- Spacious retail shop with roller shutter access.
- The premises is finished as a shell specification extending to c.865 Sq Ft.
- Adjacent to a Eurospar & PFS with frontage overlooking the car park.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject property forms part of the Twelfth Milestone Village Shops in Templepatrick and is strategically located fronting onto the Antrim Road, surrounded by housing and benefitting from high volumes of passing vehicular traffic.

Neighbouring occupiers include Eurospar, McKays Pharmacy, Mauds Ice Cream Parlour and Winemark.



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Description

The unit benefits from a suspended ceiling, LED lighting, floor tiles, automatic sliding doors and an electric roller shutter.

Accommodation

We calculate the approximate Net Internal Area to be 865 sq ft (80.4sq m).

Lease

Length of lease by negotiation.

Rates

NAV: £10,700

Non-Domestic Rate in £ (26/27): 0.60529

Rates Payable: £6,477 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £15,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part.

VAT

All figures quoted are exclusive of VAT, which is payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

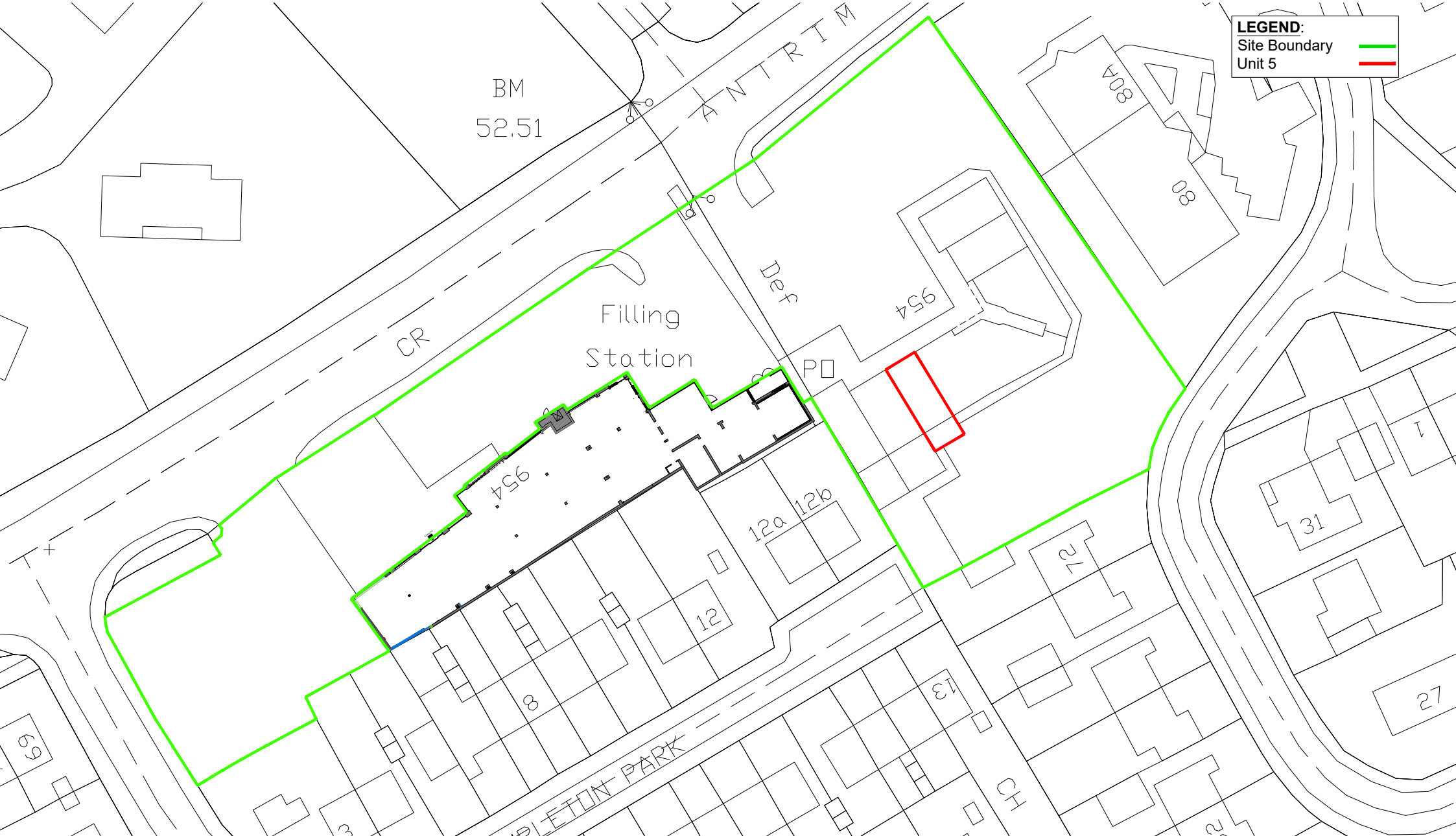
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EPC

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