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30 Mallusk Road, Newtownabbey, BT36 4PP

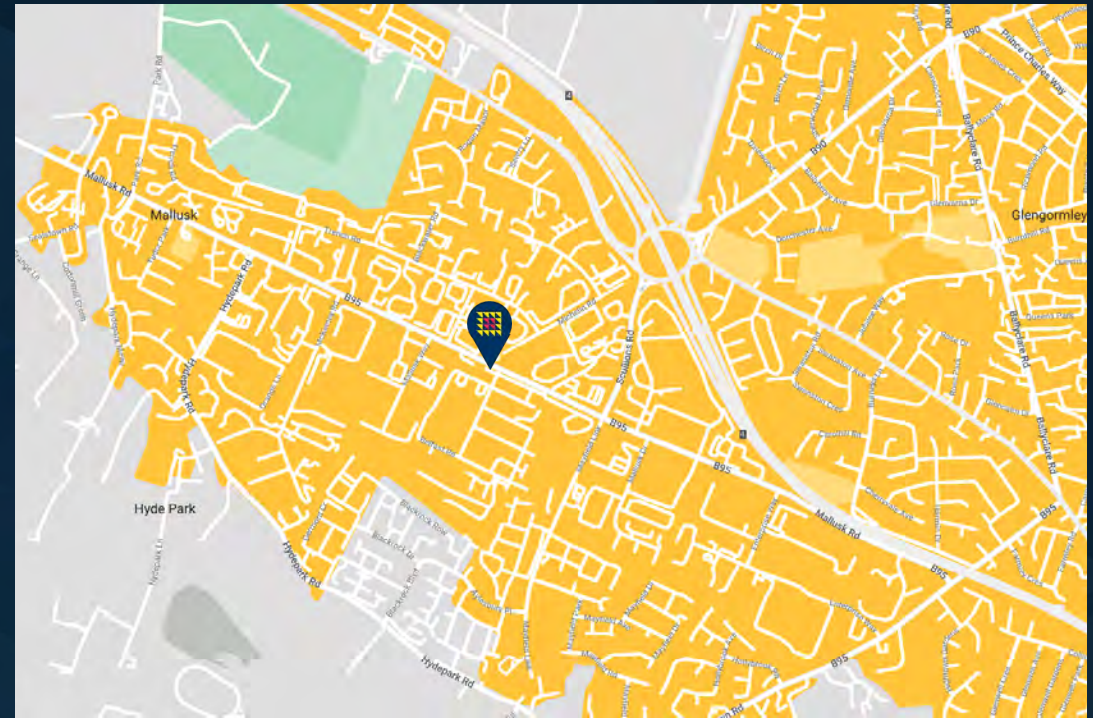
Prominent Retail Unit Extending to c. 732 sq ft

LOCATION

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport. It is used as a base for major national and local companies and attracts occupiers from a broad range of commercial enterprises.

The subject property is situated in the centre of Mallusk, bounding the Central Park development with frontage onto Mallusk Road. The property is located c. 0.5 miles from Sandyknowes roundabout, c. 1.7 miles from Glengormley and c. 7.8 miles from Belfast.

Neighbouring occupiers include Ashers Bakery, HHI Home Improvements and A. Mclean Bookmakers, with Today's Express, Bothy Coffee Shop, Greggs, and Crown Decorating Centre also in close proximity.



DESCRIPTION

The subject comprises a mid-terrace unit within a popular retail parade. Internally the comprises retail area, rear store, and WC. The retail area has been fitted to include painted and plastered walls, tiled flooring, suspended ceiling with recessed lighting and air conditioning.

Externally there is a shared carpark to the front of the property.

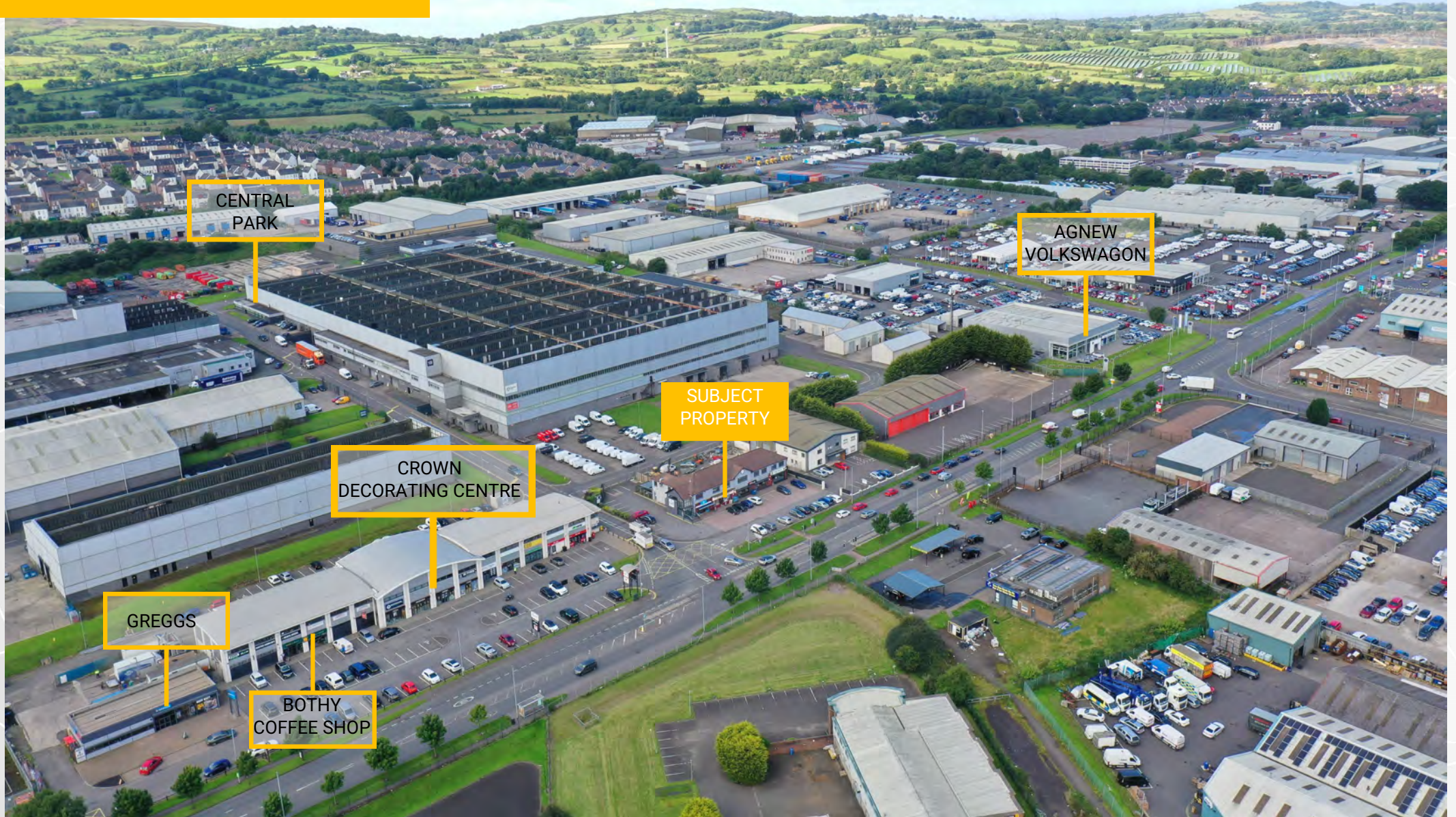
ACCOMMODATION

Description	Area sq m	Area sq ft
Retail Area	C. 61 sq m	C. 657 sq ft
Store	C. 7 sq m	C. 75 sq ft
WC	-	-
TOTAL NET INTERNAL AREA	C. 68 sq m	C. 732 sq ft



Neighbouring Occupiers

30 Mallusk Road, Newtownabbey



CENTRAL
PARK

AGNEW
VOLKSWAGON

SUBJECT
PROPERTY

CROWN
DECORATING CENTRE

GREGGS

BOTHY
COFFEE SHOP

LEASE DETAILS

RENT: £15,000 per annum.

TERM: Flexible terms available.

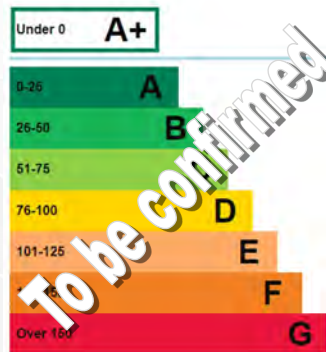
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £9,750. Estimated rates payable in accordance with LPS website: £5,275.52.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE NO: 9624

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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