



FOR SALE

117-119 Collinward Avenue, Newtownabbey, BT36 6DZ

Retail Investment Opportunity

Lisney

Features

- Self Contained Retail Unit
- Prominent location in a densely populated area
- Property extends to c.1,074 sq ft

Location

The subject property is located within an established residential area on the outskirts of Glengormley, c. 0.2 miles from main Antrim Road and c 6.9 miles north of Belfast City Centre.

Description

The subject property comprises a self-contained convenience store presently trading under the 'Vivo Essentials' brand.

The property benefits from being located in a well established residential area which acts as a natural feeder for the current business operations.

Internally the retail unit comprises open plan shop with tiled flooring, suspended ceiling and recessed lighting. Separate store and W.C facilities are provided within.



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Accommodation

c. 1,074 sq.ft

Tenancy

The property is let on a 10 year lease from 6th April 2017 to MEA (NI) Ltd at a rent of £8,400 p.a exclusive.

Rates

Net Annual Value: £6,600

Rates Payable 18/19: £3,978.50

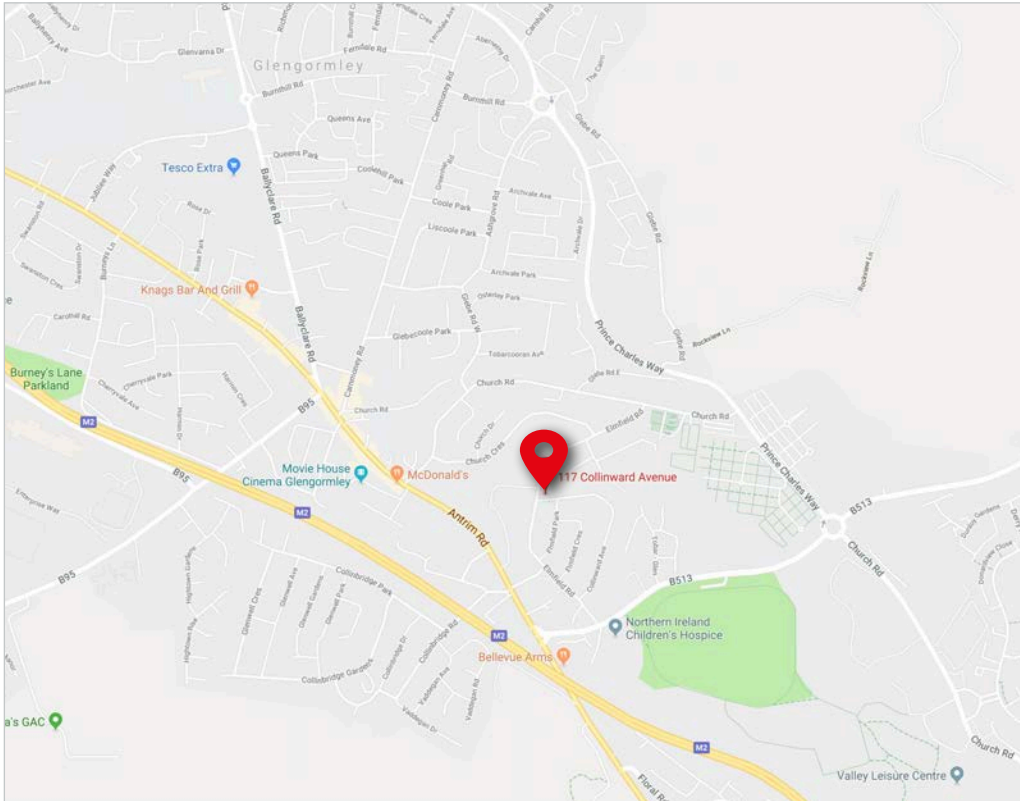
Title

Assumed long leasehold.



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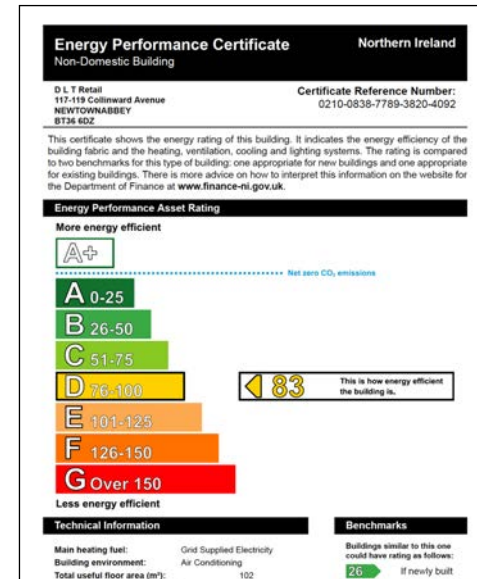
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EPC - D83

The property has an energy rating of D83.

Full certificates can be made available upon request.



Asking Price

Offers in excess of £115,000 exclusive.

Stamp Duty

If applicable, will be the responsibility of the purchaser.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Contact

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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 five years from when you cease to have a contractual relationship with Lisney. 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.

Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.