

design  
9084 8492

Convenience  
Store



# HAYES



Newsagents  
Tel:028 9084 3389



## To Let By Way of Assignment

8 Richmond Gardens, Glengormley,  
Newtownabbey BT36 5LA

  
**FRAZER  
KIDD**

# To Let By Way of Assignment

8 Richmond Gardens, Glengormley, Newtownabbey BT36 5LA

## Summary

- Situated within Glengormley, fronting onto Richmond Gardens.
- Retail premises extending to c. 544 sq.ft
- Some neighbouring occupiers include; Wineflair, Medicare Pharmacy, Richmond Butchery and Vogue Hair Design.

## Location

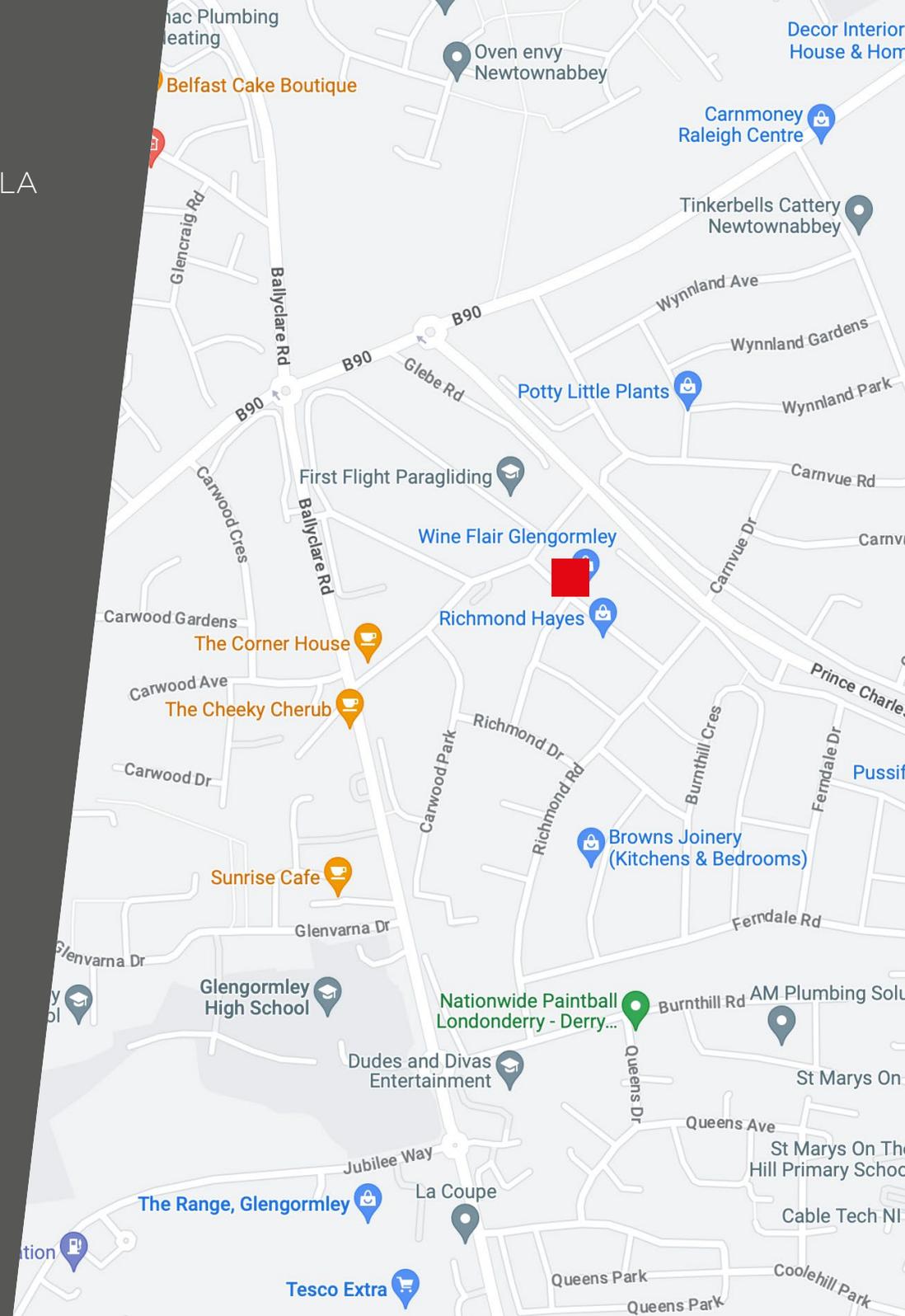
Newtownabbey is a large settlement north of Belfast city centre in County Antrim, Northern Ireland. It surrounds Carnmoney Hill and was formed from the merging of several small villages including Whiteabbey, Glengormley and Carnmoney.

The premises offers a prominent location being situated within an established retail parade fronting onto Richmond Gardens, it is surrounded by a large number of residential dwellings which provide excellent pedestrian and vehicular traffic.

Some neighbouring occupiers include; Wineflair, Medicare Pharmacy, Richmond butchery and Vogue Hair design.

## Description

A ground floor retail unit comprising of a main sales area and rear storeroom, the property has been finished to include; plastered and painted walls, tiled flooring throughout, fluorescent strip lighting, glazed window frontage and an electric roller shutter.



# To Let By Way of Assignment

8 Richmond Gardens, Glengormley, Newtownabbey BT36 5LA

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Main Sales	35.33	380
Rear Store	15.20	164
<b>Total Approximate Area:</b>	<b>50.53</b>	<b>544</b>

## Lease

The property is available to lease by way of assignment, the salient details of which are as follows:

- Term: 5 years from 1st of October 2022
- Rent: £9,250 per annum.
- Service Charge: Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs and building insurance.
- Management Fee: Tenant responsible for payment of agent management fees calculated at 5% plus Vat of the annual rent.

## Rates

NAV: £3,650  
Rate in £ (2023/24): 0.541079  
Rates payable: £1,974.94

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

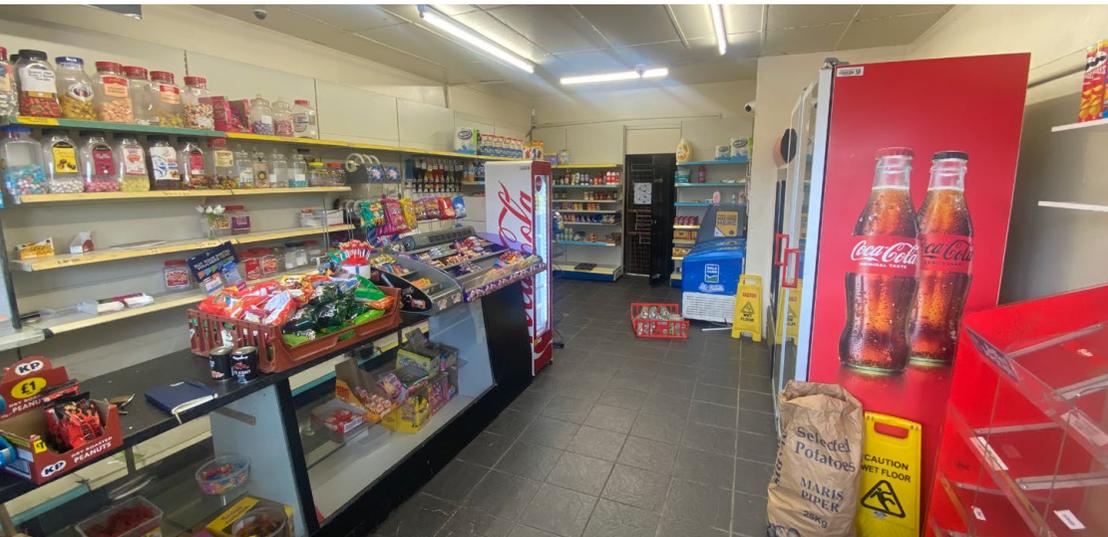
## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**  
028 9023 3111  
mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

## EPC

