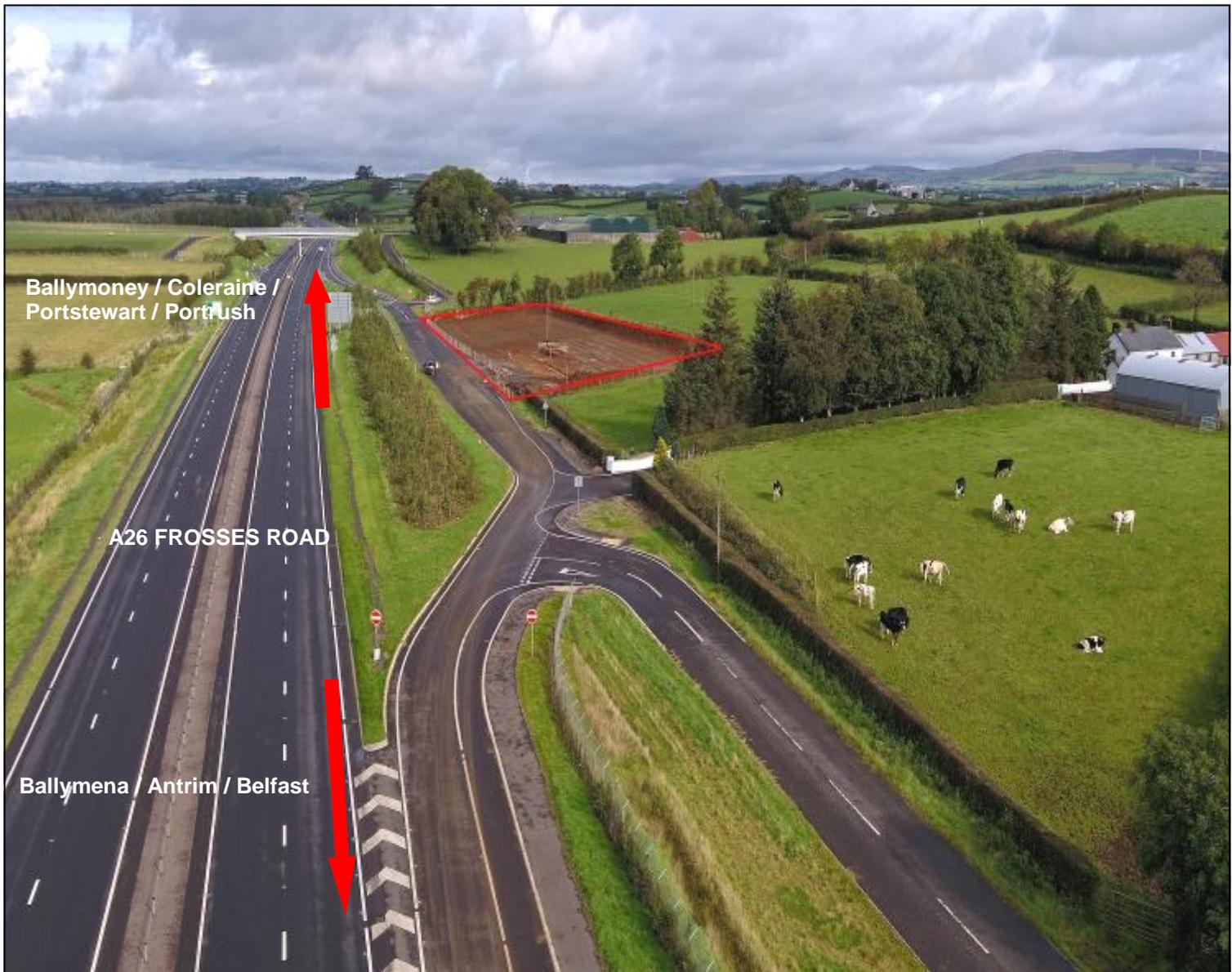


## 318 Frosses Road, Cloughmills

**Retail****Asking Rent - £POA**

- Prominent Commercial Retail Space with high volumes of pedestrian traffic.
- Situated adjacent to the A26 Frosses Road Dual carriageway which links Belfast and the North West of the province with access via a newly created south bound slip road.
- Site is approx c. 0.9 acres (0.36 hectare).
- Although the site is presently ideally suited to a Vehicle / Caravan or Motor Home sales yard, consideration will also be given to someone wishing to do a 'Design and Let' style deal whereby a building can be erected and leased to a potential tenant (subject to planning) such as a motorway eatery or motorway services style occupier.



**Site Area**

**Site:**  
c.0.90 acre (c.0.36 hectare)

**Lease Details**

**Rent:**  
£POA

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**VAT:**  
All outgoings and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
TBC

**Non-Domestic Rate in £:**  
0.588556

**Viewing:**  
Strictly by appointment through agent



**ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY**



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property  
professionalism  
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