

# TOYS R US SITE 38 MILL ROAD, NEWTOWNABBAY

**SITE AREA** - 2.75 ACRES / 1.11 HECTARES - 31,080 SQ. FT. / 2,887 M<sup>2</sup>  
**TYPE** - RETAIL WAREHOUSE

## Location

Located within the densely populated borough of Newtownabbey with a resident population of 162,000 people and a catchment population of 365,000 people within a 15-minute drive time.

The subject property is located on Mill Road, close to Abbey Centre shopping centre, a well-established retail destination. Other retail parks in the area include Abbey Retail Park, Longwood Retail Park with occupiers including Tesco, B&Q, Currys, M&S, Matalan Homebase, TK Maxx and Costa Coffee.

Public transport is widely available in the area.

## Description

The subject property is a modern purpose-built retail warehouse of c. 31,080 sq. ft. on a site of 2.75 acres, benefiting from 189 on site car park spaces.

The unit benefits from Open Class A1 planning consent and is zoned as white land in the Local Development Plan.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

The site is located opposite Longwood Retail Park; tenants in the Park include Pets at Home, DW Sports, Homebase, TK Maxx, Matalan, Mothercare and Costa Coffee.

The subject is bounded by a residential housing development, and Abbey Business Park.

## Potential Use & Opportunities For Each Site

The subject property would be suitable for retail with limited capital expenditure required.

The subject property may also be suitable for redevelopment as a retail park or trade counter scheme, similar to others in the area.

## Agent

Cushman & Wakefield  
[www.cushmanwakefield.co.uk/en-gb](http://www.cushmanwakefield.co.uk/en-gb)