



To Let Prominent Retail Unit

9A Ballyclare Road, Glengormley, Newtownabbey, BT36 5EU



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

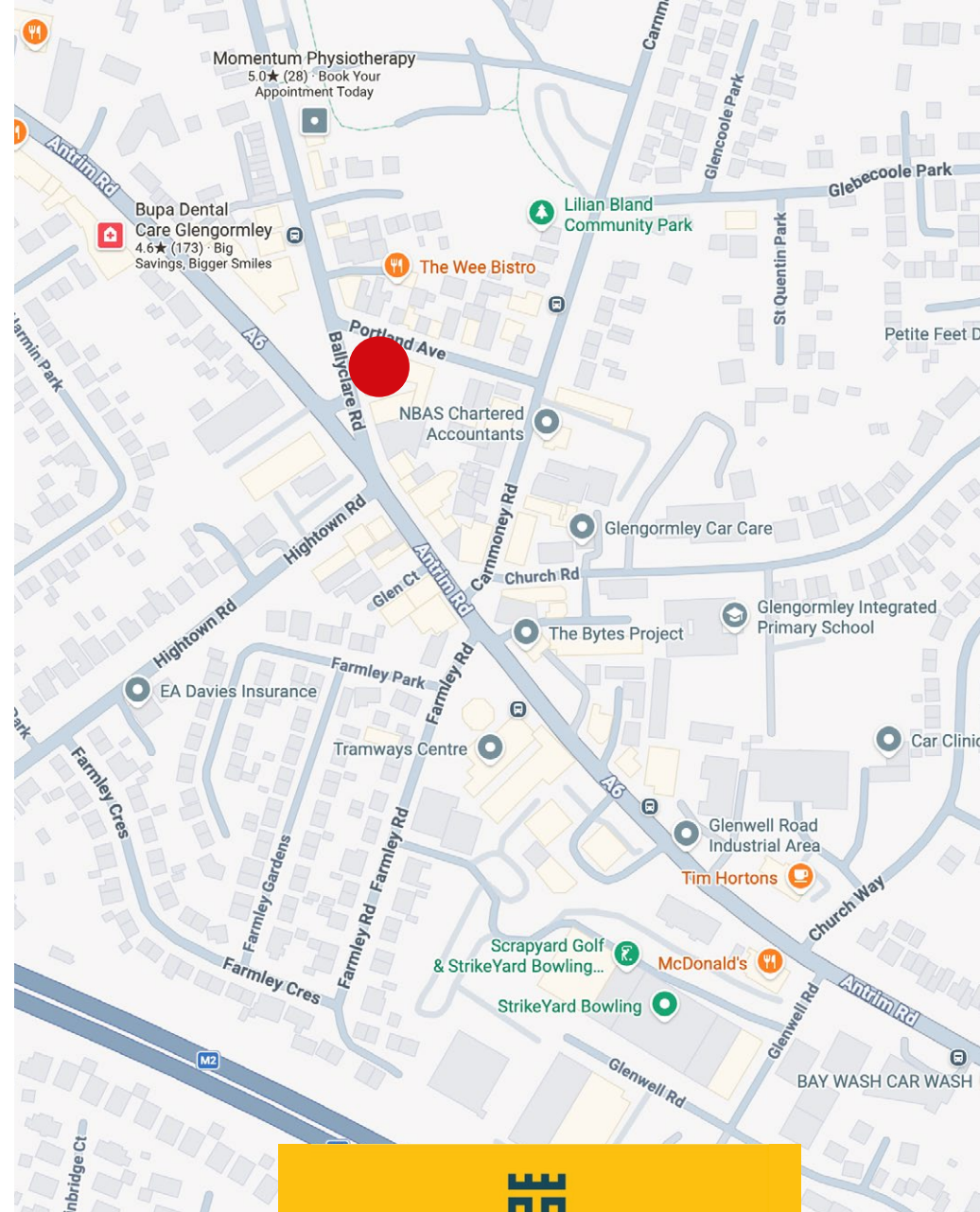
- Modern well-presented unit
- Clean frontage with roller shutter security
- High levels of passing pedestrian and vehicular traffic
- Suitable for a variety of retail, office, or service uses (subject to planning)

LOCATION

- The property occupies a prominent position on the Ballyclare road, just off the Antrim Road, approximately 7 miles from Belfast City Centre.
- The area benefits from a strong mix of working professionals and a variety of entertainment facilities, enjoying consistent footfall throughout the day. Perfect for offices, retail or service units, with café destinations nearby and Eurospar less than a mile away with convenient parking close to the unit.
- Nearby occupiers include: Medi Care Pharmacy, Mitchell Property Management, Safe gas works, UPS sales, Apache Pizza, McMillan McClure, Campbell and McCrudden, Bean and Grape, The Captain's Table, Euro Spar.

DESCRIPTION

- Ground floor retail unit with glazed frontage and roller shutter
- Open plan sales area fitted with tiled flooring and painted walls
- Separate kitchen fitted with sink and hob
- Tiled kitchen walls
- Separate toilet facilities
- Suitable for a variety of retail or commercial uses



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	30.82	331
Kitchen	7.95	85
Toilet		
Net Internal Area	38.77	416

LEASE DETAILS

Term:	Negotiable
Rent:	£10,000 per annum
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium.
Service Charge:	A service charge may be levied to cover external maintenance and common area upkeep.

RATES INFORMATION

NAV: £3600.00
Rate in £ (2026/27): 0.60528
Rates Payable (2026/27): £2,179
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are quoted exclusive of VAT, which may be chargeable.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

Conor Walker

cw@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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