



For Sale Fully Let Mixed Use Investment
300-302 Antrim Road, Newtownabbey BT36 5EG


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

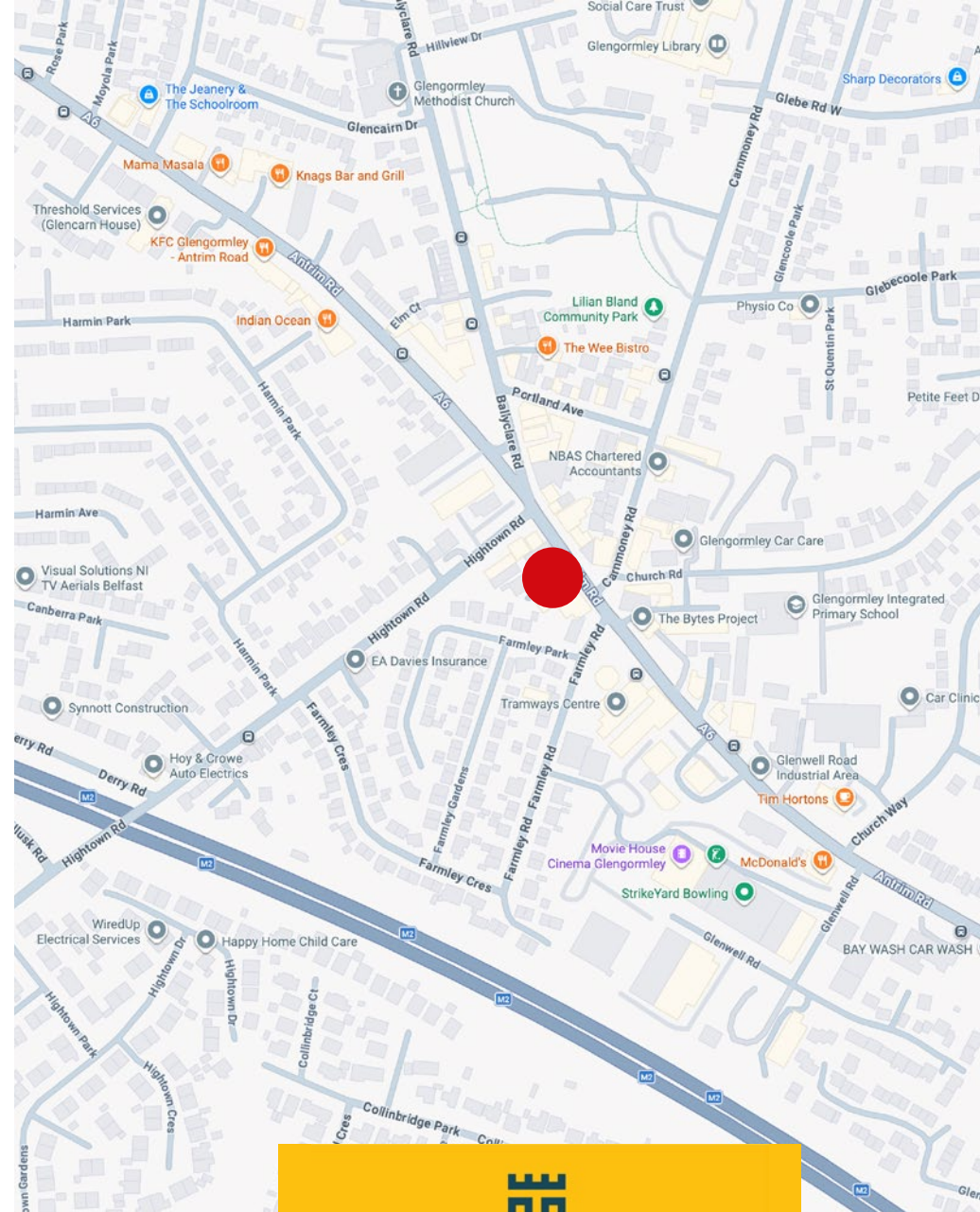
- Fully let mixed-use commercial and residential property producing a current gross rental income of £22,000 per annum.
- Prominent location fronting Antrim Road in the centre of Glengormley, approximately 6 miles north of Belfast City Centre, with excellent accessibility to the M2 Motorway and A8 Larne Road.
- Comprising a ground floor commercial unit and first and second floor accommodation, let to two separate parties, with the ground floor occupied by a nail bar and a tattoo studio on the first floor and second floor.

LOCATION

- The subject occupies a prominent location fronting onto Antrim Road in the heart of Glengormley, approximately 6 miles north of Belfast City Centre.
- Glengormley is an established suburban commercial location, benefiting from a strong level of passing vehicular and pedestrian traffic along Antrim Road, with a range of retail, convenience, professional and food & beverage occupiers in the surrounding area.
- The location benefits from excellent transport connectivity, being situated close to Junction 4 of the M2 Motorway at Sandyknowes and the A8 Larne Road, providing convenient access to Belfast, Newtownabbey and the wider regional road network. Local bus services and public parking are also available within the vicinity.

DESCRIPTION

- The subject comprises a two-storey mixed-use building fronting onto Antrim Road, with commercial accommodation at ground floor and first floor.
- The property is fully let to two separate parties and currently produces a gross rental income of £22,000 per annum.



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Address	Tenant	Lease	Current Gross Rent PA	Note
300-302 Antrim Road Ground Floor	Private Individuals	10 Years from 30/05/2025	£12,000	Rent review and break clause on 30/05/2030
300-302 Antrim Road First and Second Floor	Private Individuals	5 Years from 01/06/2026	£10,000	Tenant has a 2 months security deposit held.

RATES INFORMATION

Ground Floor

NAV: £10,200

First & Second Floor Office

NAV: £12,700

SERVICE CHARGE

50% contribution towards buildings insurance and external maintenance costs, with maintenance charges payable as and when required.

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PRICE

We are seeking offers in the region of £250,000, exclusive.

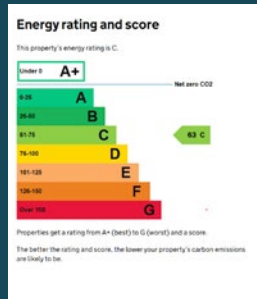
VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.

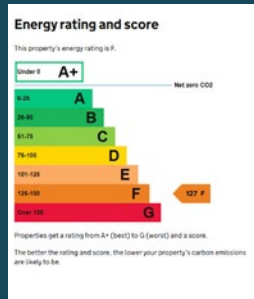
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EPC



Ground Floor



First and Second Floor

CONTACT

For further information or to arrange a viewing contact:

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