

# To Let

Excellent Commercial Property  
29 Ballyclare Road, Glengormley, BT36 5EU



CUSHMAN &  
WAKEFIELD



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# To Let

## 29 Ballyclare Road, Glengormley, BT36 5EU



### Property Highlights

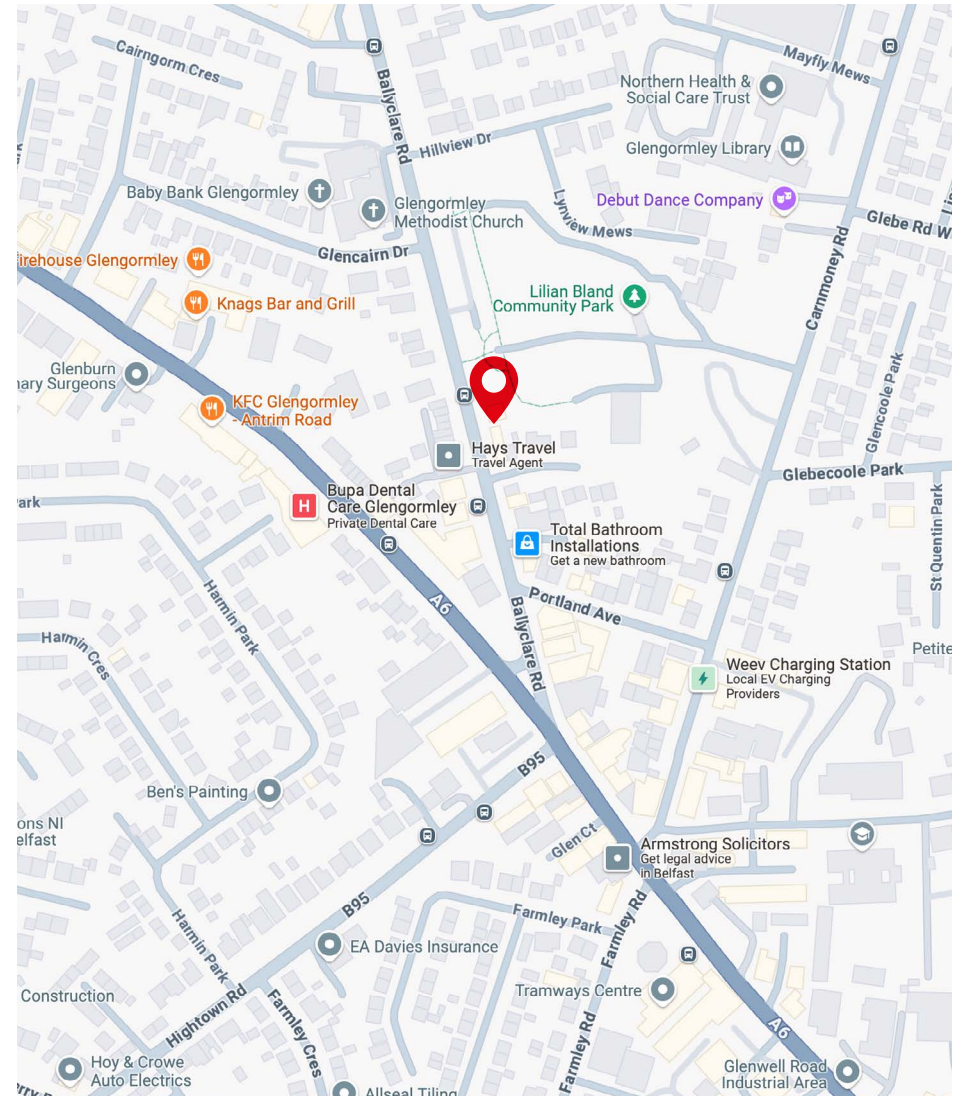
- Occupying a prominent and accessible location within Glengormley's commercial core.
- Standalone building with ample off street car parking.
- Extending to approx. 788 Sq Ft (73.20 Sq M) over ground and first floors.
- Modern fully fitted accommodation requiring minimal expenditure.
- Suitable for a variety of uses, subject to any necessary statutory consents.
- Immediately Available.

### Location

Glengormley is a townland within Newtownabbey located approximately 6 miles north of Belfast City Centre and is easily accessible being bisected by the Antrim Road and positioned close to the Sandyknowes Junction of the M2 Motorway. It has a commercial core which is surrounded by high density housing.

The Ballyclare Road is a busy thoroughfare benefitting from high volumes of vehicular traffic and is well served by public transport with the subject property occupying a prominent and accessible position close to its junction with the Antrim Road and immediately adjacent Lilian Bland Park.

Neighbouring commercial occupiers include Eden Coffee Shop, Hays Travel, The Wee Bistro, Total Bathroom Installations, The Portland Practice Dental Surgery, Country Estates and MediCare Pharmacy with The Range and Tesco in close proximity.



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#### Description

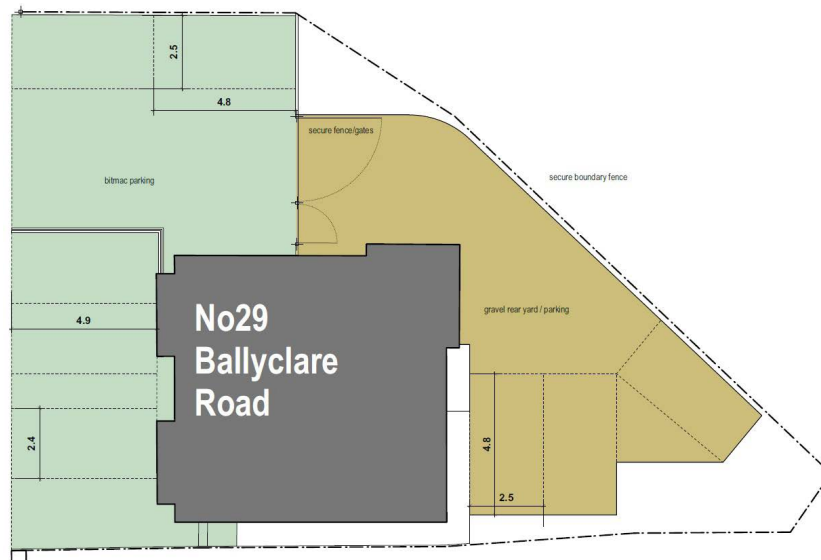
Two storey standalone building beneath pitched and flat roofs finished in a painted render with aluminium framed double glazed windows and accommodation arranged over ground and first floors.

The ground floor is currently configured to provide three offices with kitchen and WC facilities positioned to the rear.

The first floor comprises an office and WC.

The premises are fully fitted requiring minimal expenditure with finishes such as plastered/painted and papered walls, plastered/painted ceilings with recessed lighting, laminate, vinyl and tile floor coverings, gas heating, CAT 5 cabling and an intruder alarm.

The property also benefits from ample off street car parking to the front and rear.



Not To Scale. For indicative purposes only.



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#### Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	534	49.60
First Floor	254	23.60
<b>Total</b>	<b>788</b>	<b>73.20</b>

#### Lease Details

Term:	By Negotiation.
Rent:	£17,500 per annum exclusive, subject to contract.
Repairs:	Full repairing terms. Tenant responsible for all repairs and maintenance to the property.
Buildings Insurance:	Tenant to reimburse the Landlord the premium. Estimated at £650 pax.

#### Non Domestic Rates

Rates payable for 2025/26 are approximately £3,614 (£2,891 after applying Small Business Rates Relief).

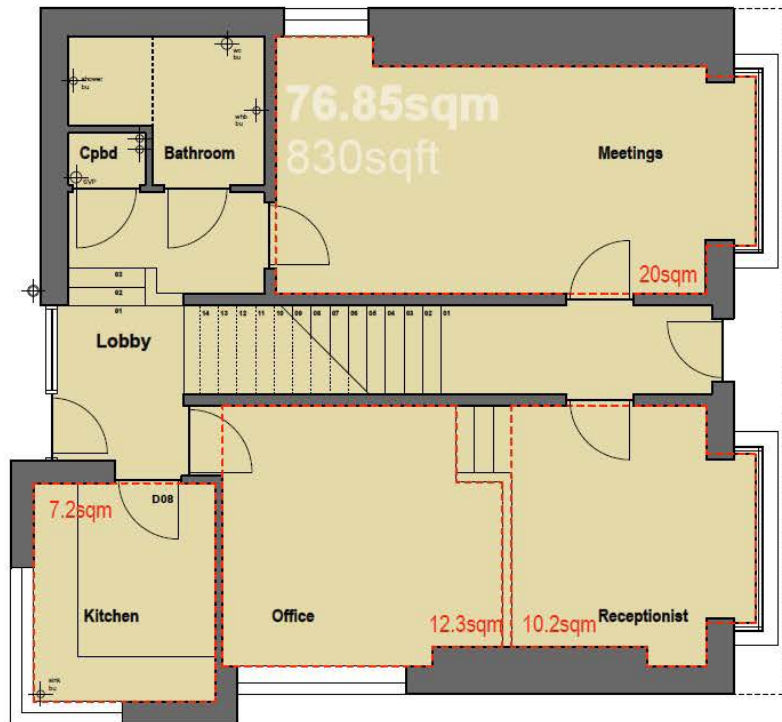
#### VAT

We are advised that the property is not currently VAT Registered.



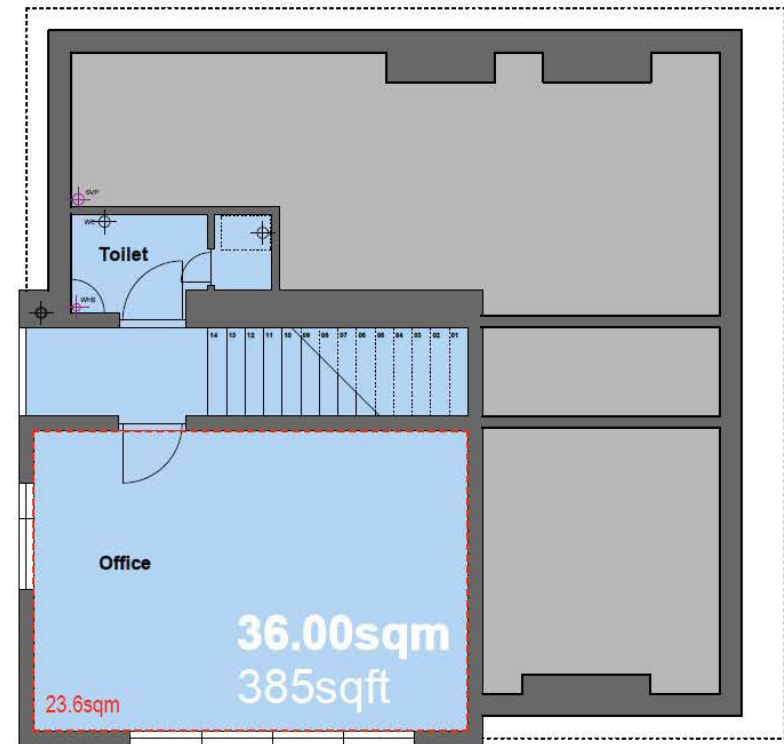
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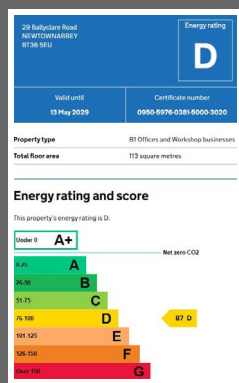
Ground Floor

nett  
73.2sqm  
788sqft



First Floor

EPC



### McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

### For more information, please contact:

#### James Russell

028 9023 3455

[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)

#### Mark Riddell

028 9023 3455

[mark.riddell@cushwake-ni.com](mailto:mark.riddell@cushwake-ni.com)

#### Pierce Mulrone

028 9023 3455

[pierce.mulrone@cushwake-ni.com](mailto:pierce.mulrone@cushwake-ni.com)



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