

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

HOT FOOD BAR

**9 CARNMONEY ROAD
GLENGORMLEY
BT36 6HW**

c. 42.83 M² (461 FT²)

CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100

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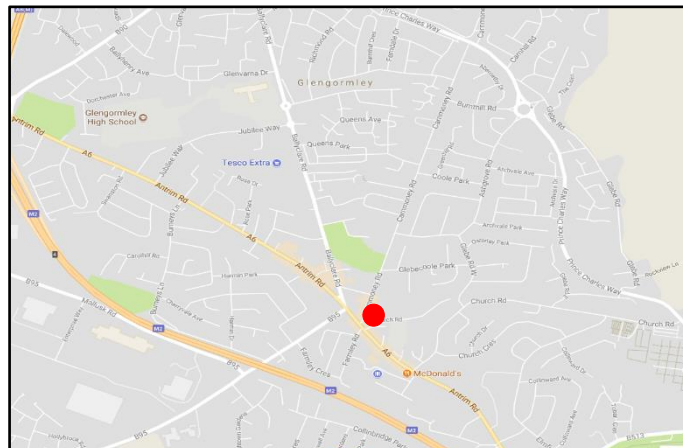
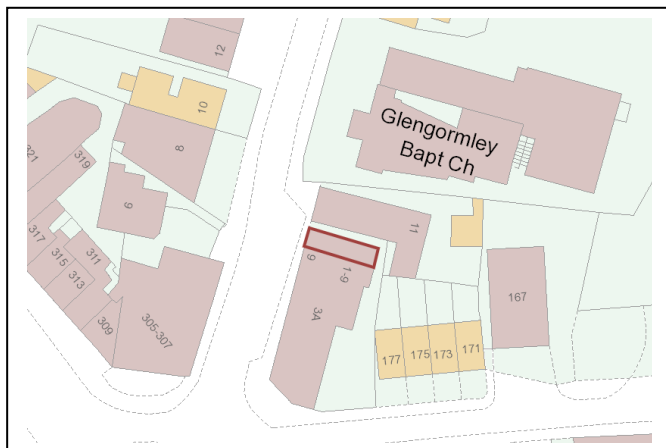
- Highly prominent location in close proximity to the junction of Carnmoney Road and Antrim Road in Glengormley.
- The property is set within an established retail parade with other occupiers including The Captains Table, New Taste and The Pizza Co.
- The premises are finished to a high standard and includes aluminium shop front, roller shutter, suspended ceilings and is immediately available.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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LEASE DETAILS

Term:
5 years

Rent:
£12,500 per annum, exclusive.

Repairs & Insurance:

The Tenant is responsible for internal repairs and reimbursement of a fair proportion of the insurance premium to the Landlord. Estimated to be £211 for 2022/23.

Service Charge:

A service charge will be levied to cover external maintenance and repairs of the property along with agent's management fees and any other reasonable outgoings incurred by the Landlord. Estimated to be £657 for 2022/23.

ACCOMMODATION

	Area
Internal Frontage	– c. 3.88 m (13 ft)
Sales Area	– c. 38.65 m ² (416 ft ²)
Store/Kitchen	– c. 4.15 m ² (45 ft ²)
WC	
Total Net Internal Area	– c. 42.83 m² (461 ft²)

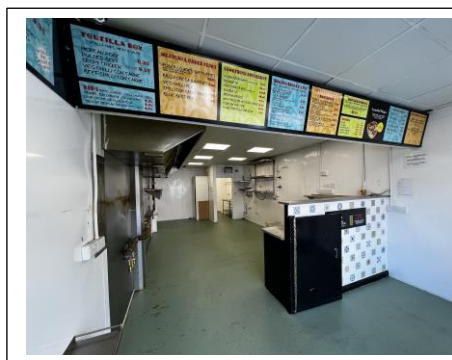
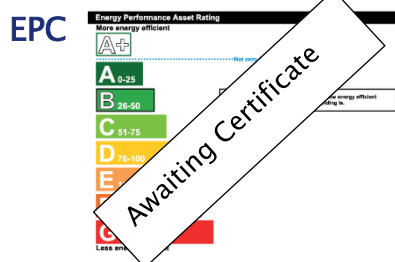
RATES INFORMATION

NAV £6,000
Rate in £ 2023/24 = 0.541079
Rates payable 23/24 = £2,597.18

(inc 20% Small Business Rates Relief)

VAT

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



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