



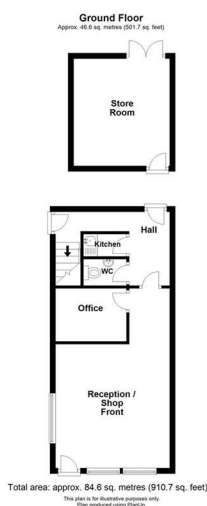
245 Carnmoney Road, Newtownabbey, County Antrim, BT36 6JR

- Two Storey Commercial Premises
- Extends To c.910 Sq Ft
- Ground & First Floor Washroom Facilities
- PVC Double Glazing (bar ground floor shop front)
- Prominent Position / Site
- Detached Studio / Store Room To Rear
- Potential To Divide Into Separate Units
- Ground & First Floor Storage Facilities
- Fully Enclosed Rear Garden
- Convenient Location

Offers Over £114,950

EPC Rating A





PROPERTY DESCRIPTION

ACCOMMODATION

PVC double glazed front door with matching fan light over, leading into:

OPEN PLAN RETAIL UNIT WITH RECEPTION AREA 21'3" x 13'5" (wps)

Dual aspect windows with picture window to front elevation. Wood laminate floor covering with tiled flooring at entrance door.

OFFICE / STORE ROOM

Light, power and wood laminate floor covering.

REAR HALL

Wood laminate floor covering. PVC double glazed door leading to detached studio and separate PVC double glazed door to side elevation.



FURNISHED CLOAKROOM

White two piece suite comprising floating wash hand basin and WC. Fully tiled walls.

SEPARATE STORE / KITCHEN AREA

Stainless steel sink unit with draining bay. Light and power. Part tiled walls. Tiled floor.

FIRST FLOOR

LANDING

Access into:

SHOWROOM / RETAIL SPACE / OFFICE

21'3" x 13'6" (wps)

Dual aspect windows. Wood laminate floor covering. Light and power. Access to:

STORE ROOM WITH FURNISHED CLOAKROOM 12'9" x 8'7" (wps)

Wood laminate floor covering. Light and power. Contemporary, white two piece suite comprising vanity unit and WC.

SEPARATE DETACHED STUDIO / STORE ROOM 12'4" x 11'0"

Hardwood front entrance door with separate PVC double glazed French doors leading to rear garden. Light and power.

EXTERNAL

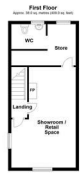
Enclosed rear garden finished in lawn, paved patio area and timber decking.

External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Investment opportunity comprising a two storey commercial premises with enclosed rear garden, extending to c.910 sq ft, encompassing ground and first floor retail units and detached studio/store, prominently situated on the Carnmoney Road, within walking distance to Glengormley village.

The premises further benefits from separate entrance doors and electricity meters to allow the potential of dividing the current layout to isolated ground and first units, washroom and storage facilities available on both floors, detached studio/store with power and light, and enclosed rear garden finished in lawn, paved patio area and timber decking.

Glengormley is located approximately 8 miles from Belfast City Centre, 1 mile from the Sandyknowes junction of the M2 Motorway providing ease of access to Belfast City Centre, as well as the wider motorway network. As a result, Glengormley is known as a popular commuter location with a significant residential population.

Early viewing highly recommended to avoid disappointment.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 97 | 97 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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