

TO LET

**WELL LOCATED RETAIL UNITS/SHOWROOM 2603 SQ FT
UNITS 2&3, 324-330 ANTRIM ROAD, GLENGORMLEY**

**Campbell
Cairns**
Commercial

028 9024 9024



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LOCATION

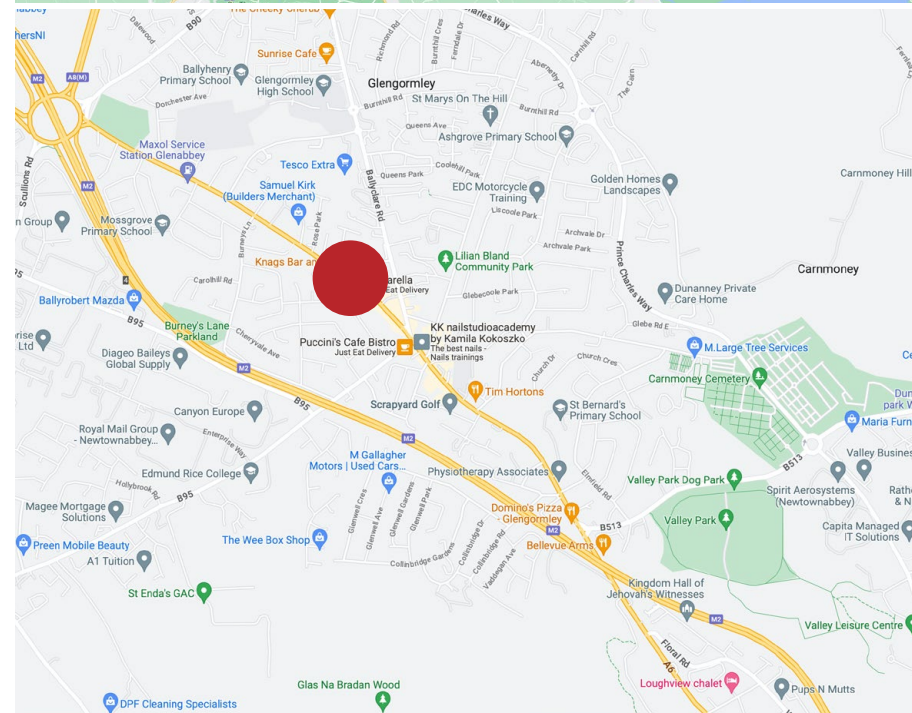
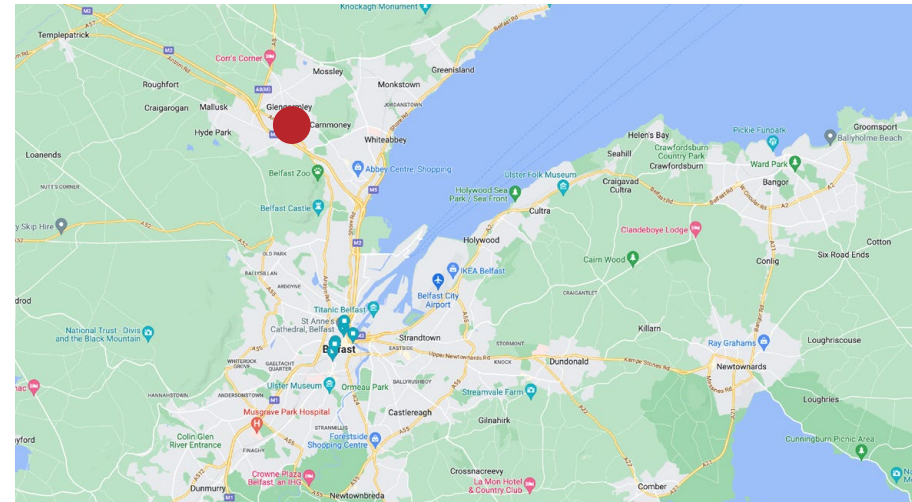
Glengormley is located approximately 7 miles north of Belfast City Centre and 1 mile from the Sandyknowes junction of the M2 Motorway.

The subject property is located in the centre of Glengormley and provides excellent frontage onto the Ballyclare and Antrim Roads.

DESCRIPTION

This 2 storey unit over ground and first floor has accommodation that is finished to include plastered and painted walls, ample lighting and both to include kitchenette and WC facilities. The first floor also includes a self contained office. The first floor is accessed via own door staircase.

Nearby occupiers include Chrysalis Hair & Beauty, Glengormley Practice and Medicare Pharmacy.



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ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor	1,130	105.06
First Floor	1,473	136.89
Total	2,603	241.95

LEASE DETAILS

Rent:	£20,000 per annum exclusive
Term:	Negotiable
Insurance:	Tenant to reimburse the landlord with a fair proportion of the annual insurance premium
Service Charge:	Tenant is responsible for a fair proportion of the overall common costs

NAV

We have been advised by Land and Property Services that the NAV of the property is £9,200 giving an annual payable rates of approximately £4,977.93.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

VIEWING

Appointments can be made through Campbell Cairns (Tel: 028 9024 9024).





For viewing appointments please contact:

Jeremy Cairns
07803 722898
jeremy@campbellcairns.com

Emily Law
07703 809256
emily@campbellcairns.com

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Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH
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EPC



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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Cairns. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.