

# To Let

34 - 36 Main Street, Portglenone

## Summary

- Choice of 2 x Town Centre First Floor Premises.
- Unit 1 - NIA of c. 645 sq ft (c. 59.9 sq m).  
Unit 2 - NIA of c. 740 sq ft (c. 68.71 sq m).
- The property is ideally located in a central position on the towns main shopping thoroughfare and has the benefit of high volumes of passing pedestrian traffic and on street car parking.
- Ideally suited to start up business such as a Hair / Beauty Salon, Retail Shop or Office Uses.
- Available immediately.

**First Floor Premises**

**£100 per week per unit**



# Accommodation

## Net Internal Area

### Unit 1 - Hair Salon:

c. 645 sq ft      c. 59.9 sq m

### Unit 2 - Food Prep Area:

c. 740 sq ft      c. 68.71 sq m



## Lease Details

### Rent:

£5,200 per annum per unit

### Term:

Terms Negotiable

### Rent Reviews:

Every 3 years

### Rates:

Included in Rent

### Insurance:

Landlord to insure, tenant to reimburse

### Repairs:

Effectively Full Repairing

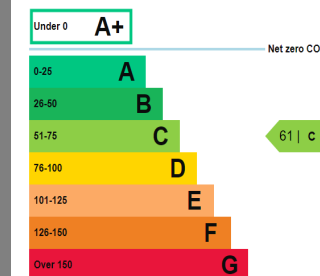
### VAT:

All outgoings and rentals are quoted exclusive of but may be liable to VAT

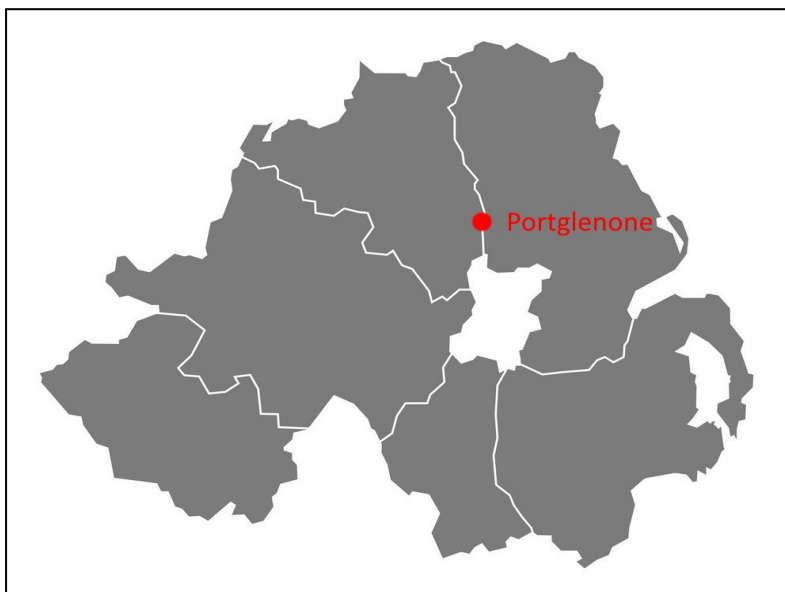
### EPC:

## Energy efficiency rating for this property

This property's current energy rating is C.



## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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