



Let To
Madame
PHO

To Let Retail Premises

331b Antrim Road, Glengormley, BT36 5DY



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Summary

- Prominent commercial premises fronting onto Antrim Road, Glengormley.
- Spacious retail shop extending to 1,023 sq ft with roller shutter access.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

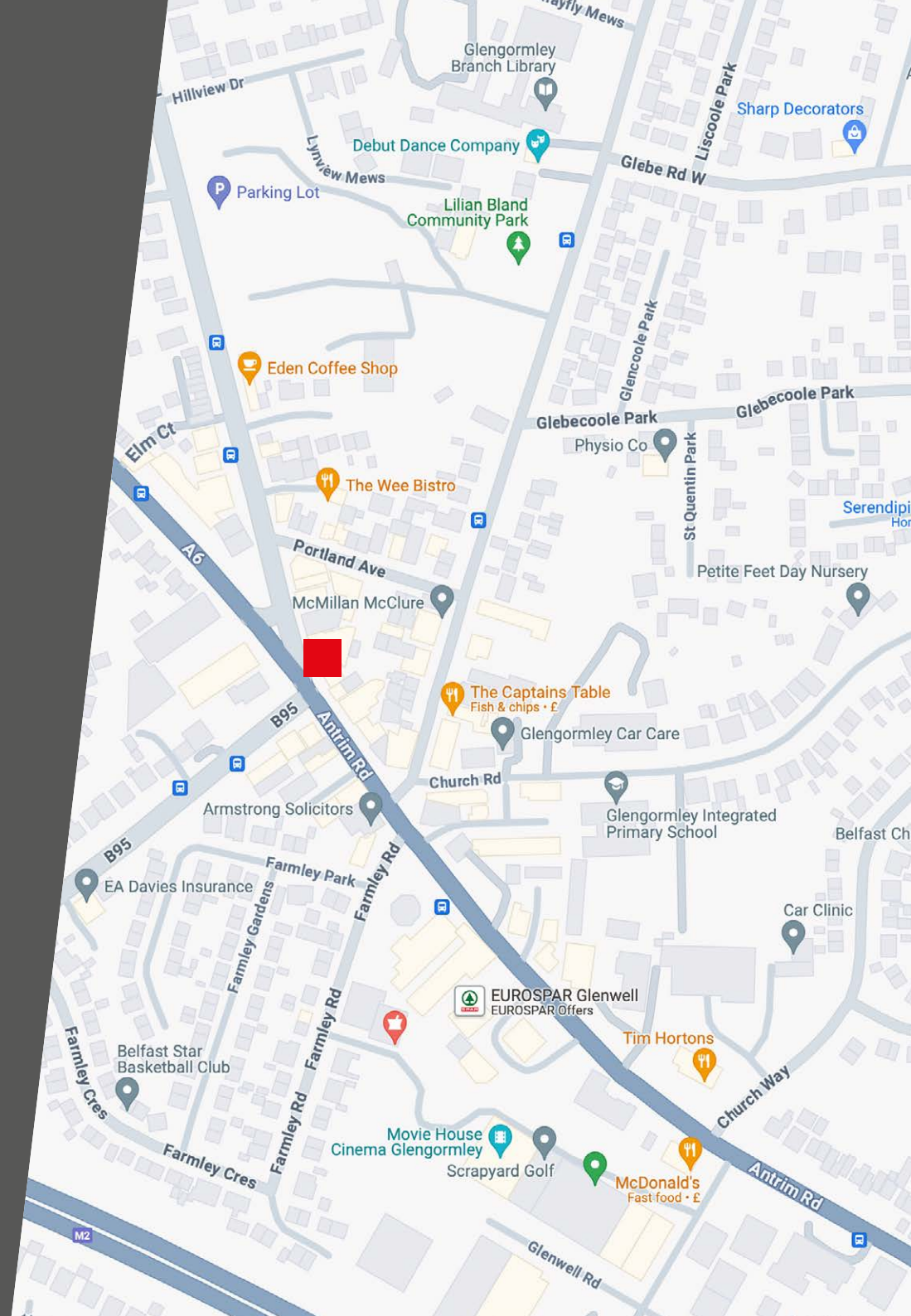
Location

The subject property is located within Glengormley, approximately 6 miles from Belfast. The property fronts onto the Antrim Road at the junction with the Ballyclare Road, a busy arterial route and is in close proximity to many other local retailers and offices. The subject property is less than 1 mile from the Sandyknowles Roundabout.

Description

The property comprises of an open plan retail/sales space with 2 small offices, kitchen and WC. The property benefits from tiled flooring throughout and suspended ceilings.

The property has a highly visible glazed shop frontage with an electric roller shutter door.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	74.09	797
Store 1	3.98	43
Store 2	6.645	72
Kitchen	10.28	111
W/C		
Total Approximate Net Internal Area :	94.99	1,023

Rates

NAV: £12,300

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £6,953.53 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £14,000 +VAT per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include a proportion of the landlord's building insurance.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

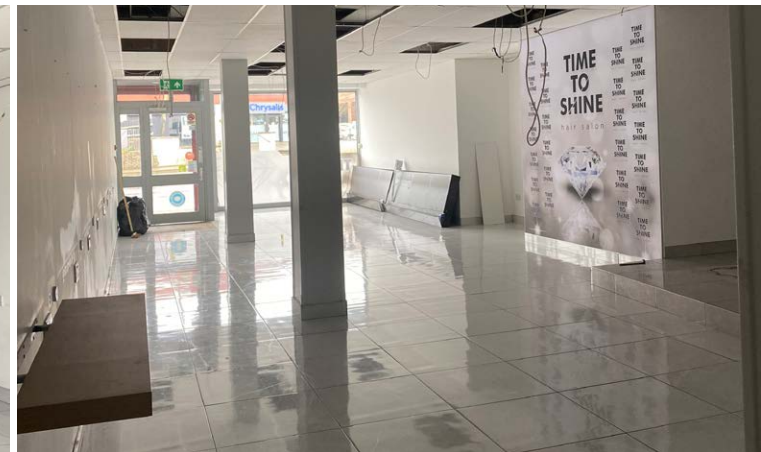
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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Disclaimer

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