



**To Let Former Medical Surgery /  
Commercial Property**

20 Portland Avenue, Glengormley BT36 5EY



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

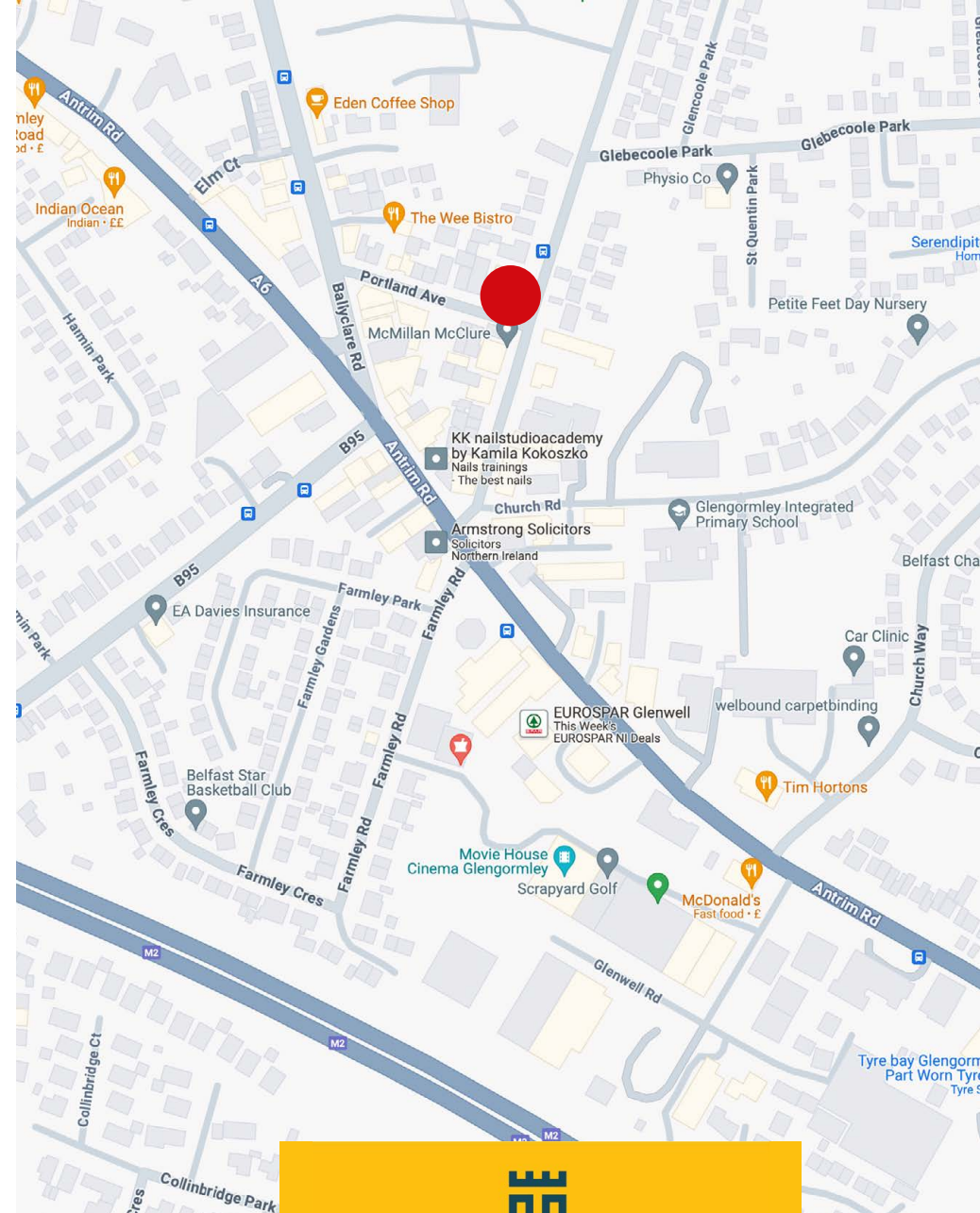
- Former dental surgery comprising c. 102 sq m (1,103 sq ft).
- Prominent location at the junction of Portland Avenue and Carnmoney Road in the centre of Glengormley.
- On site parking for approximately 6 cars.
- Suitable for other commercial uses, subject to any necessary planning consents.

## LOCATION

- The subject unit occupies a high profile location at the corner of Portland Avenue and Carnmoney Road in Glengormley town centre.
- Portland Avenue is a popular commercial occupiers location with a range of retail, office and community uses include Country Estates, McMillan McClure Estate Agents, Campbell McCrudden Solicitors, Linen & Latte, System Automation Monitoring and Apache Pizza.
- Glengormley is a popular commercial hub which benefits from its location approximately 1 mile from the Sandyknowes junction of the M2 Motorway and acts as an important service centre for a large residential population in Newtownabbey.

## DESCRIPTION

- The subject is a two storey medical building, formerly in use as a dental surgery which has now relocated.
- The building comprises a total area of approximately 102 sq m (1,103 sq ft).
- The building comprises ground floor reception, surgery and store, together with further surgery, surgical room, office/store and WC on the first floor. The building is finished to a high specification to include carpeted/ceramic tiled, plastered and painted walls and ceilings to the non-surgical areas. The two surgeries are finished to include non-slip floor finishes, plastered and painted walls and spotlighting, together with a range of low level storage units around the perimeter.
- Situated on a self-contained corner site with external parking for approximately 6 cars with vehicular access directly from Portland Avenue.



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Reception	53.47	575
	Surgery	14.46	156
	Store	2.43	26
<b>Net Internal Area (GF)</b>		<b>70.36</b>	<b>757</b>
First Floor	Surgery	13.41	144
	Surgical Room	10.86	117
	Office/store	7.92	85
	WC		
<b>Net Internal Area (FF)</b>		<b>32.19</b>	<b>346</b>
<b>Total Net Internal Area</b>		<b>102.55</b>	<b>1,103</b>

## LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	£15,000 per annum, exclusive.
Rent Review:	Upwards only every three or five years.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the cost of external repairs and building insurance premium to the Landlords.

## RATES

We understand that the property has been assessed for rating purposes, as follows:

Estimated NAV: £6,000

Rate in £ 2024/25 = 0.565328

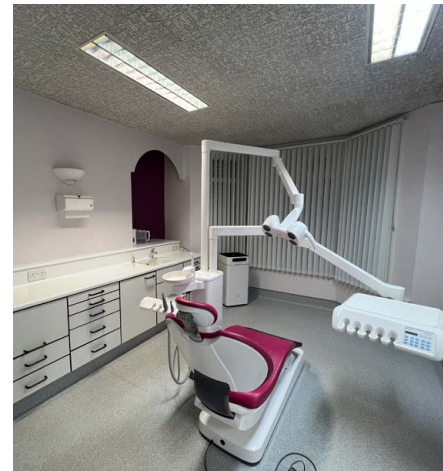
Therefore Rates Payable 2024/25 = £2,713.57\*

\*Includes 20% Small Business Rates Relief

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

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



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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

**Brian Wilkinson**

[bw@mckibbin.co.uk](mailto:bw@mckibbin.co.uk)

**Ben Escott**

[be@mckibbin.co.uk](mailto:be@mckibbin.co.uk)

**McKibbin Commercial Property Consultants**

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

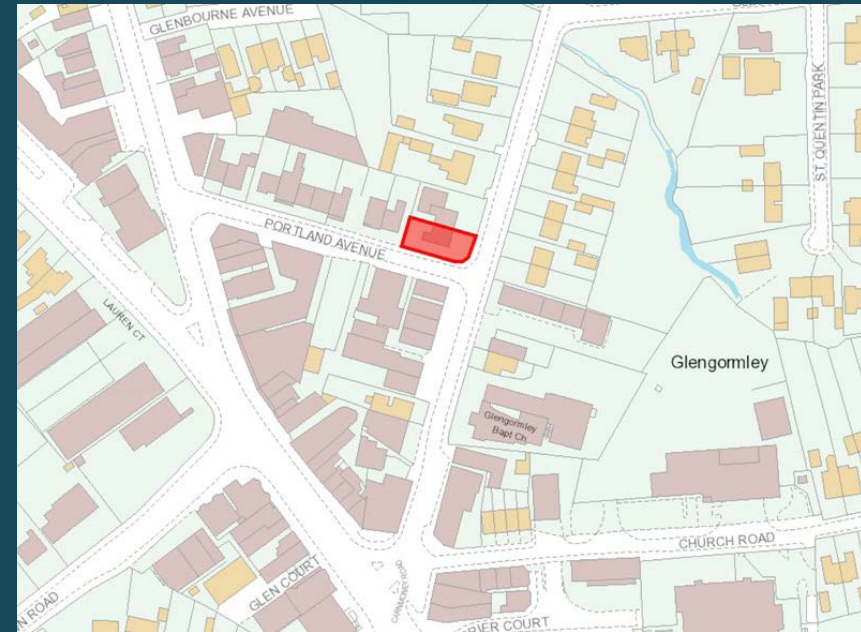
[property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

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Layout Plan - Not to Scale

