



**To Let Commercial Premises**  
3 Carnmoney Road, Glengormley BT36 6LH



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

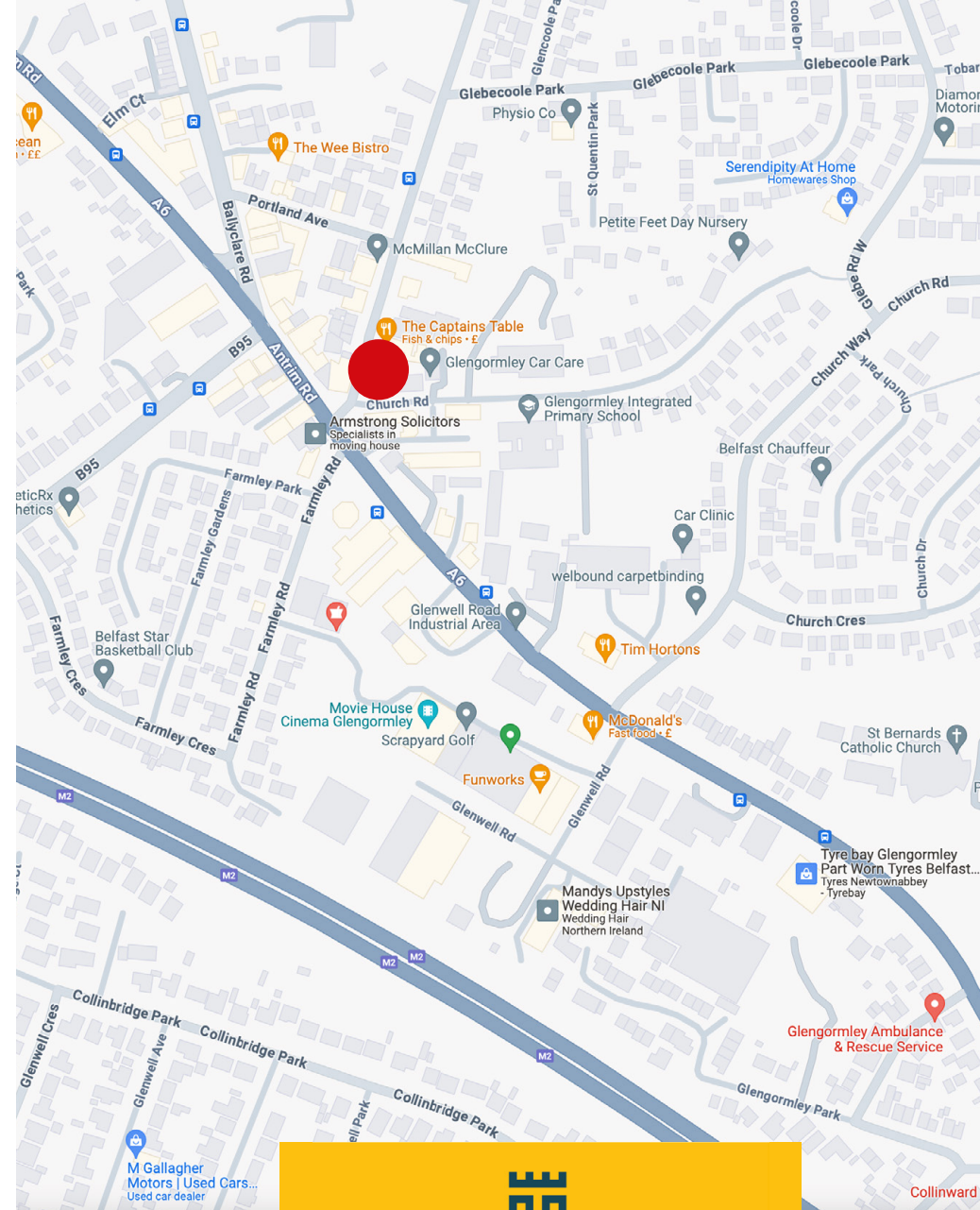
- Prominent commercial units fronting onto Carnmoney Road, Glengormley
- Surrounded by a large catchment of housing
- Units suitable for a wide variety of uses subject to planning.

## LOCATION

- The subject occupies a prominent location in close proximity to the junction of Carnmoney Road and Antrim Road in Glengormley.
- The property is set within an established retail parade with other occupiers including the Captains Table, New Taste and The Pizza Co.
- There is nearby on-street parking and public transport available.

## DESCRIPTION

- The unit is finished to a high standard and include aluminium shop front, electric roller shutter, suspended ceilings with alarm and are immediately available with minimal ingoing expenditure.
- Number 3 is currently suitable for retail / office use and is currently laid out to include a sales/office area, store and WC.



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## ACCOMMODATION

Description	Sq M	Sq Ft
<b>Unit 3 – Retail / Office Premises</b>		
Internal Frontage	4.89	16
Sales Area	40.20	433
Stores / Kitchen	4.70	51
WC		
<b>Total NIA</b>	<b>44.90</b>	<b>484</b>

## LEASE AND RATES DETAILS

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

UNIT	RENT (Per Annum)	Rates Payable 2024/25
3	£7,500	£2,849.25*

\*Including Small Business Rates Relief – all rating enquiries should be made directly with Antrim & Newtownabbey Borough Council

Term: Negotiable

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

Service Charge: A Service charge will be levied to cover a fair proportion of the landlord's costs of external maintenance and repairs to the building, agents management fees and any other reasonable outgoings of the landlord.

Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

## VAT

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

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## EPCS

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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