

# For Sale

Prominent Commercial Property  
2 Farmley Road, Glengormley, Newtownabbey, BT36 7QU



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# For Sale

## 2 Farmley Road, Glengormley, Newtownabbey, BT36 7QU



### Property Highlights

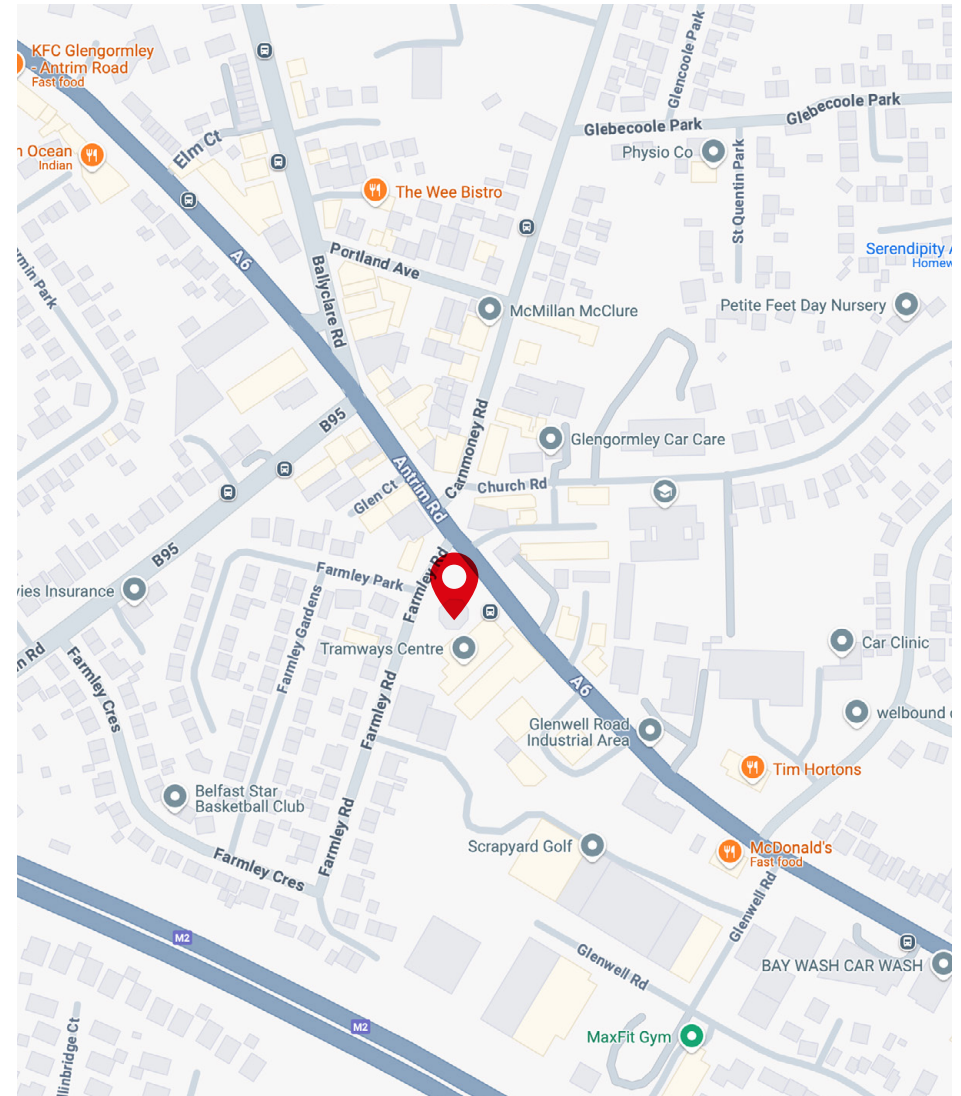
- Uniquely shaped former bank premises arranged over ground and first floors with landscaping and an enclosed car park.
- Extending to approximately 2,627 Sq Ft (244.13 Sq M) on a site of c.0.31 acres (0.125 ha).
- Suitable for a variety of uses or redevelopment, subject to planning permission.

### Location

Glengormley is a townland within Newtownabbey situated in the Antrim and Newtownabbey Borough Council area approximately 6 miles north of Belfast City Centre and is easily accessible being bisected by the Antrim Road and positioned close to the Sandyknoves Junction of the M2 Motorway. It has a commercial core which is surrounded by high density housing and is well served by public transport.

The subject property occupies a highly prominent position at the junction of the Antrim Road and Farmley Road benefitting from good frontage to both roads and high volumes of vehicular traffic. Neighbouring occupiers include Iceland, Santander, Bank of Ireland, Eurospar, Movie House Cinemas, McDonald's and Tim Hortons.

The locality has seen considerable investment in recent years to include the construction of a workspace hub with a significant public realm scheme due to commence shortly.



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### Description

Standalone octagonal shaped former bank premises of a traditional construction.

Two storey building finished in a painted rough render beneath a flat roof comprising sky lights, with aluminium framed single and double glazed windows and with cladding surrounding the entrance.

Hard and soft landscaping surrounding the building with an enclosed concrete surfaced car park containing an NIE substation which is accessed off Farmley Road.

The ground floor, which has DDA compliant access, is configured to provide a double height banking hall, open plan office, several private offices together with a vault to the rear.

The first floor, which is accessed by a spiral staircase, comprises storage accommodation, kitchen and WC facilities.

### Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted and suspended ceilings.
- Range of recessed and surface mounted ceiling lighting.
- Carpet, vinyl and tile floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and gas fired heating via wall mounted radiators.



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### Accommodation

The property provides the following approximate net internal area:

| Description  | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 1,894        | 176.00        |
| First Floor  | 733          | 68.13         |
| <b>Total</b> | <b>2,627</b> | <b>244.13</b> |

The property occupies a site area of approximately 0.31 acres (0.125 ha).

### Title

We understand that the property is held Long Leasehold, subject to a yearly ground rent of £600.

The property is subject to an NIE Lease in respect of the substation for a term of 99 years from 1st January 1971 at a peppercorn rent.

### Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the property is £21,000 resulting in rates payable for 2024/25 of approximately £11,872 (excluding any reliefs that may be applicable).

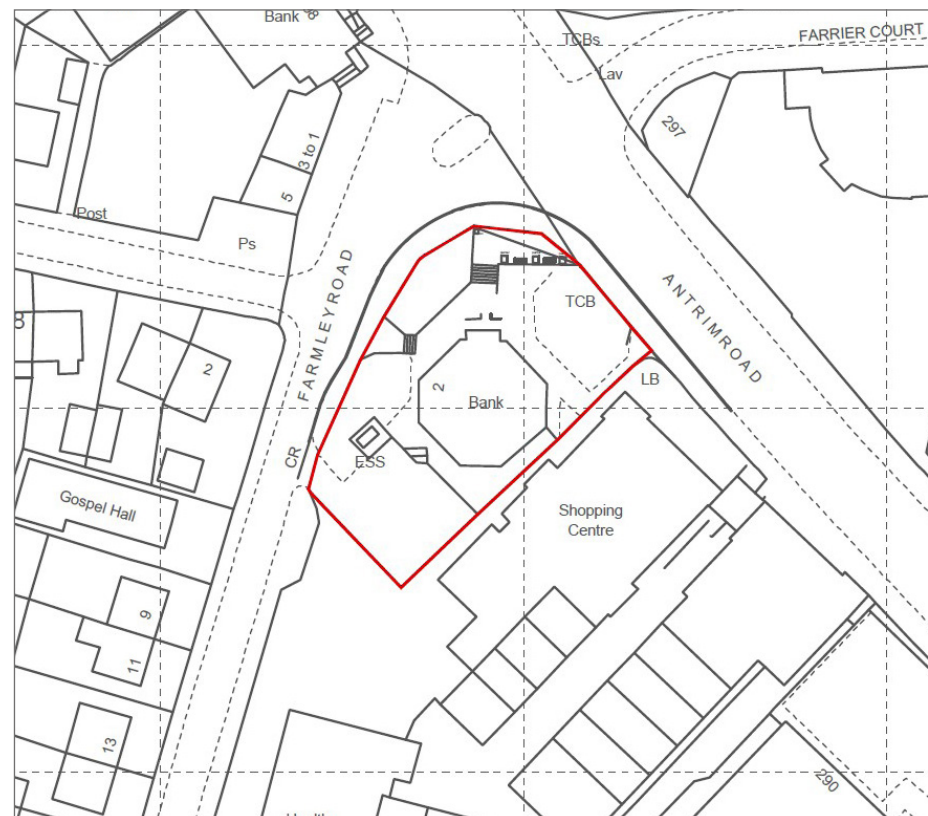
All prospective purchasers should make their own enquiries with LPS.

### Price

Offers in excess of £225,000 exclusive, subject to contract.

### VAT

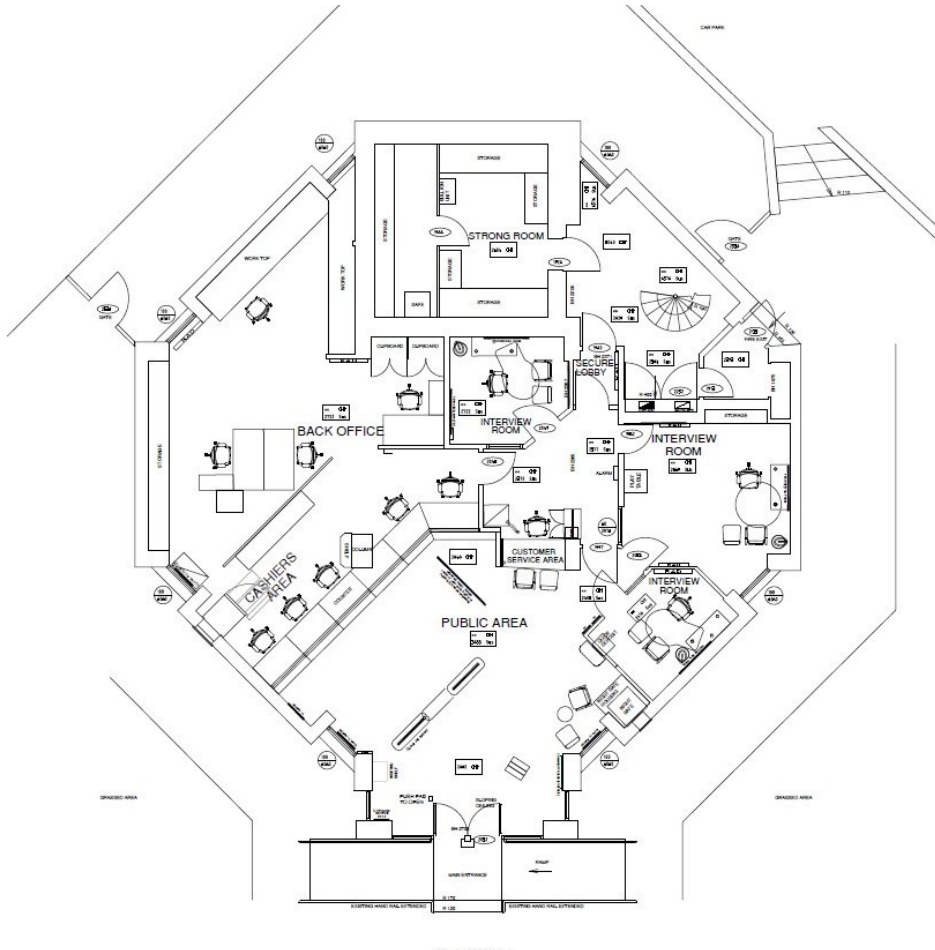
We are advised that the property is not elected for VAT.



## Map of Property

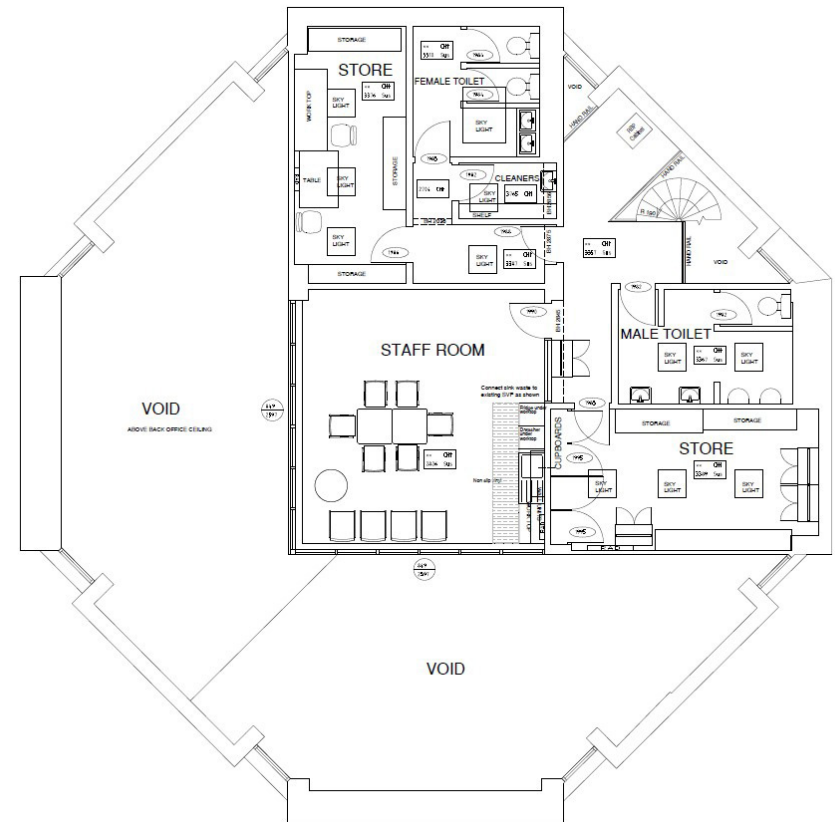
Not To Scale. For indicative purposes only.

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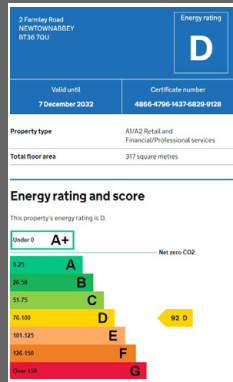
## Ground Floor Layout

Floor Plans Not To Scale. For indicative purposes only.



## First Floor Layout

## EPC



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