



For Sale / To Let

300-302 Antrim Road, Glengormley BT36 5EG



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COMMERCIAL

028 90 500 100

SUMMARY

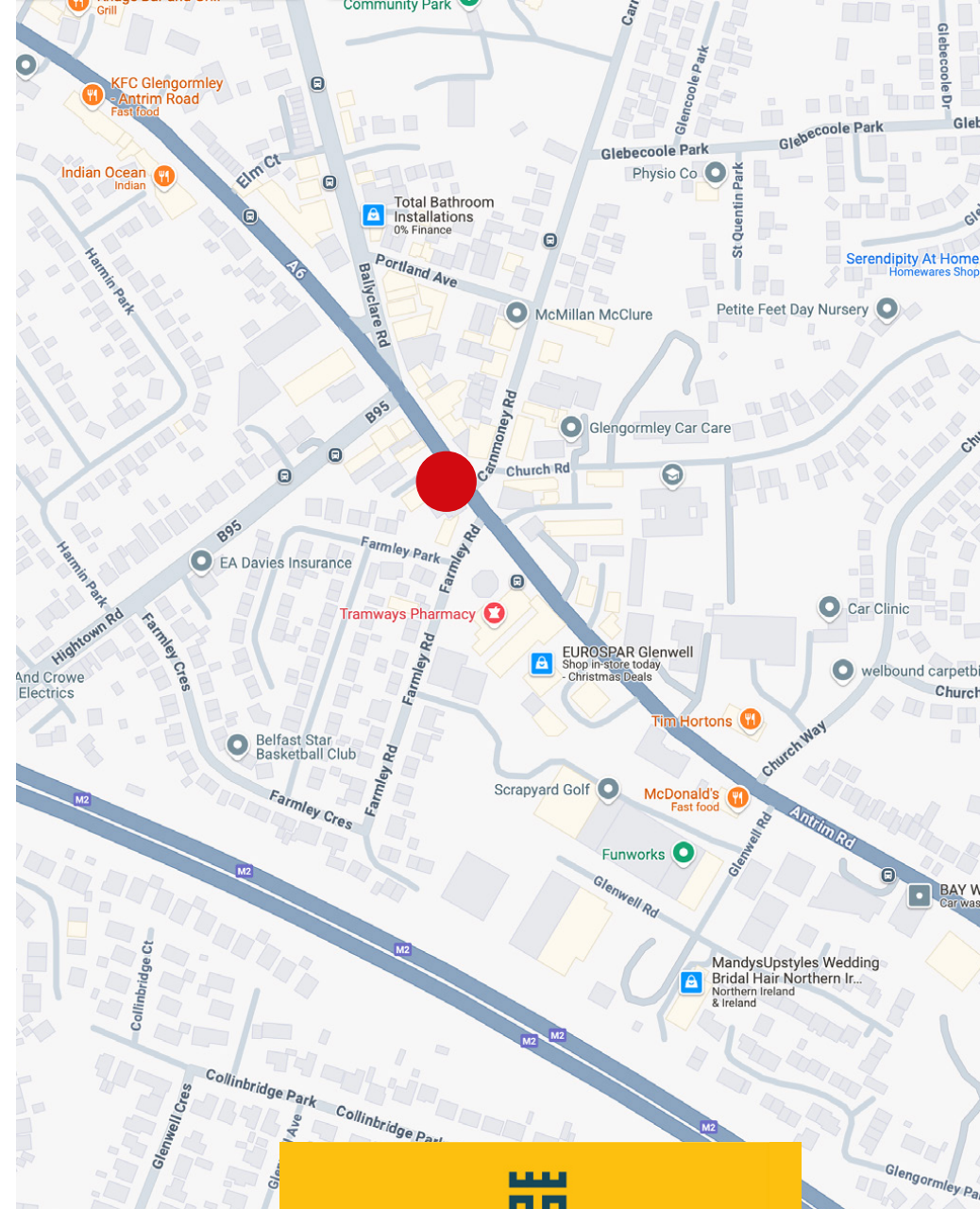
- Fantastic three storey retail and office building available For Sale / To Let
- Prominent location within Glengormley
- Suitable for a wide variety of uses subject to planning

LOCATION

- The property occupies a highly prominent location fronting onto the Antrim Road in the centre of Glengormley, approximately 6 miles north of Belfast City Centre.
- The location is highly accessible due to its proximity, to Junction 4 of the M2 Motorway at Sandyknowes and A8 Larne Road.
- Local parking and public transport available.

DESCRIPTION

- The ground floor retail unit consists of an open plan sales area with rear store and WC.
- The offices are accessed directly from Antrim Road via communal lobby with stairwell access to each floor and are available with minimal ingoing expenditure.
- Within the first floor there is an open plan office area, two private offices, a kitchen and two WC's. The second floor comprises of another open plan office area, two private offices and two WC's.
- Previously occupied by a charity, this office would be perfect for a number of different uses, subject to gaining the necessary planning consents.



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ACCOMMODATION

| Floor | Description | Sq M | Sq Ft |
|------------------|-------------|---------------|--------------|
| Ground Floor | Retail | 127 | 1,365 |
| Total | | 127 | 1,365 |
| First Floor | Office 1 | | |
| | Office 2 | | |
| | Office 3 | | |
| | Kitchen | | |
| | WC'S | | |
| Total | | 114.08 | 1,228 |
| Second Floor | Office 1 | | |
| | Office 2 | | |
| | Office 3 | | |
| | Kitchen | | |
| | WC'S | | |
| Total | | 77.39 | 834 |
| Total NIA | | 318 | 3,426 |

RATES

NAV: Ground Floor: £10,250
First & Second Floors: £12,700
Rate in £ 2024/25 = 0.565328
Estimated Rates Payable 2024/25

Ground Floor: £4,618.90 (including 20% SBRR)

First & Second Floors: £5,743.73 (including 20% SBRR)

*Prospective tenants to make enquiries on rates directly with LPS

LEASE DETAILS

Rent: Ground Floor £16,250 per annum, exclusive
First & Second Floors £12,000 per annum, exclusive

Term: Negotiable

Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the buildings insurance premium to the Landlord.

Service Charge: A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas, agent's management fees and any other reasonable outgoings of the Landlord.

Security Deposit: Landlord may request a security deposit be retained for the term of lease.

SALE DETAILS

Sale Price: Offers in the region of £225,000, exclusive

Title: We understand that the premises are held long leasehold for a term of 10,000 years from 1st July 1926 subject to a ground rent of £10 per annum.

VAT

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

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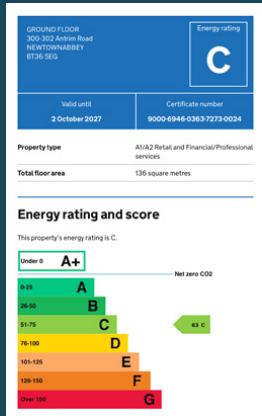
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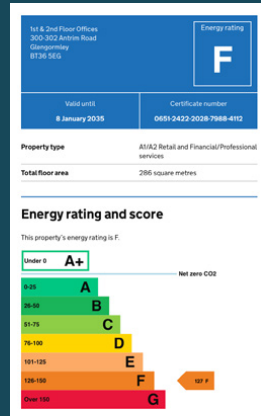
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EPC



Ground Floor



First and Second Floors

CONTACT

For further information or to arrange a viewing contact:

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