

# 331A Antrim Road, Glengormley, BT36 5PY

Prominent Retail Premises

## To Let



- Prominent retail premises extending to approximately 3,640 sq ft.
- Excellent location in the heart of Glengormley.
- Suitable for a variety of uses subject to planning.

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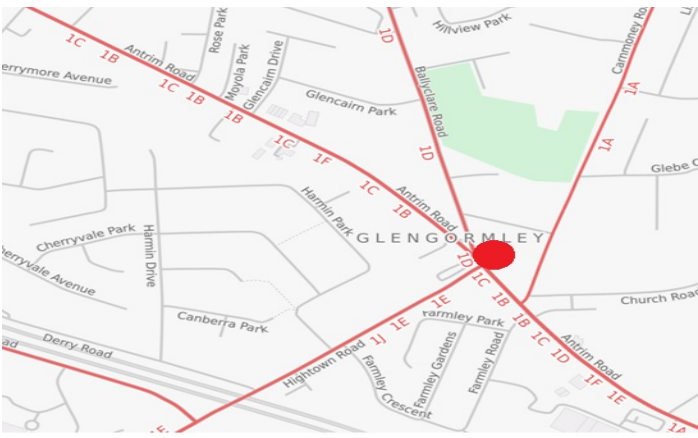
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## Location

The subject property is located within Glengormley, a popular suburb just off the main M2 motorway approximately 6 miles north of Belfast City Centre. The property fronts the Antrim Road at the junction with the Ballyclare Road, a busy arterial route through the town and is in close proximity to many other local retailers and offices. As the subject property is less than 1 mile from the Sandyknowles Roundabout, the offices benefit from excellent transport links with the west and into Belfast.

## Description

The subject property comprises retail accommodation across the ground and first floors. Internally the ground floor is finished to a good standard to include panelled and painted walls, carpeted flooring, suspended ceiling and fluorescent strip lighting. The premises also benefits from kitchen and WC facilities. Other occupiers in the area include Ulster Bank, Progressive, Iceland and Hughes Insurance.

## Accommodation

Floor area	Sq ft	Sq m
Ground Floor	1,226	113.89
First Floor	2,414	224.26
<b>Total</b>	<b>3,640</b>	<b>338.16</b>

## Lease details

Rent: £20,000 per annum exclusive.

Term – By negotiation.

Repairs – The tenant will be responsible for internal repairs.

Insurance – Each tenant will reimburse the landlord with a fair proportion towards common costs.

Service Charge – The tenant must contribute a fair proportion towards common costs.

## Business Rates

We have been advised by the Land and Property services of the following: -

Net Annual Value: £16,100

Rate on 18/19: £0.580911

Rates Payable if Applicable: £9,353

## Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rents above.

## EPC

D100