

TO LET

Tramways Shopping Centre,
Glengormley, BT36 7TS



Excellent Fitted Retail Units

Property Highlights

- Fully fitted retail units available from approx. 688 to 1,490 sqft (64 to 138 sqm).
- Suitable for a variety of uses, subject to any necessary consents.
- Prominent Position in the centre of Glengormley, benefitting from high levels of passing traffic and pedestrian footfall.
- Other occupiers in the Centre include, Iceland, Medicare and Tramways Medical Centre.
- Abundant free parking immediately adjacent.

For more information, please contact:

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

James Russell
028 9023 3455
james.russell@cushwake-ni.com

cushmanwakefield-ni.com

Location

Glengormley, a densely populated suburb situated approximately 6 miles north of Belfast City Centre and 1 mile from the Sandyknowes junction of the M2 Motorway, is the commercial core for the surrounding area and is witnessing continued expansion with ongoing residential development to support demand from commuters.

Description

Tramways Shopping Centre is a modern purpose built outdoor shopping centre occupying a prominent trading position in the centre of Glengormley and which benefits from a high level of passing vehicular traffic and pedestrian footfall.

Occupiers in the scheme include Iceland, Medicare, Tramways Medical Centre, A1 Appliances and Flamingo Bingo whilst Ulster Bank, Eurospar and McDonalds are in the immediate vicinity. The Centre also benefits from a large, free public car park situated to the rear.

The available units as detailed below, are fully fitted and suitable for a variety of uses, subject to any necessary consents.

Accommodation & Rental Schedule

The available units provide the following approximate areas:

Unit	Sq Ft	Sq M	Rent P.A.X	Service Charge P.A.X	Buildings Insurance P.A.X
Unit 2	1,490	138.41	£16,000	£1,223.26	£400
Unit 4	688	63.93	£9,500	£609.68	£200
Unit 6	704	65.40	£9,500	£609.68	£200

Lease Details

Term	By Negotiation.
Repairs	Tenant responsible for internal repairs.
Service Charge	Levied to cover external repairs, maintenance & management of the common parts.
Buildings Insurance	Tenant to reimburse the landlord in respect of the buildings insurance premium.



TO LET

Tramways Shopping Centre, Glengormley, BT36 7TS

NAV

We are advised by Land & Property Services that the NAVs for the units are as follows:

Unit	NAV	Approx Rates Payable 2020/21
Unit 2	£16,000	£8,311
Unit 4	£7,450	£3,096*
Unit 6	£7,400	£3,075*

* After Small Business Rates Relief.

VAT

All prices and figures quoted are exclusive of VAT which may be chargeable at the prevailing rate.



UNIT 2



UNIT 4



UNIT 6

TO LET

Tramways Shopping Centre, Glengormley, BT36 7TS

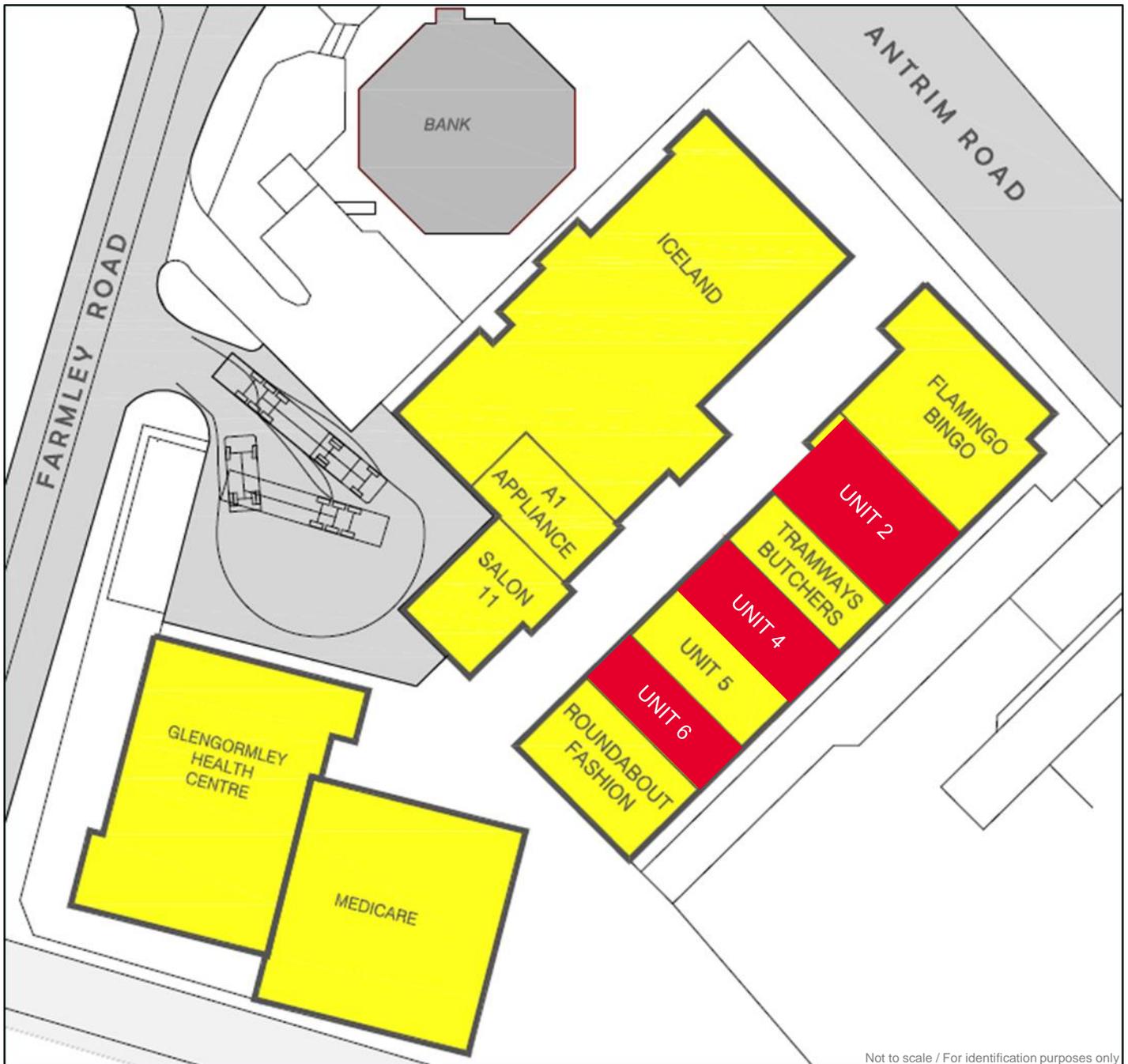
EPC

Unit 2: C67

Unit 4: C65

Unit 6: C66

Copies of the full certificates are available on request.



McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."
- (vi)