

TO LET

**Unit 8, The Olivia Centre,
373-375 Antrim Road,
Glengormley, BT36 5EB**



Excellent 1st Floor Suite

Property Highlights

- Extending to approx. 1,673 sqft (155 sqm).
- Suitable for a variety of uses, subject to any necessary consents.
- Occupying a highly prominent position on the main arterial route within Glengormley, benefitting from high levels of passing traffic.
- Free on-site parking.

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

TO LET

Unit 8, The Olivia Centre, 373-375 Antrim Road, Glengormley, BT36 5EB

Location

Glengormley, a densely populated suburb located 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.

Situated on the Antrim Road, the scheme benefits from a high volume of passing traffic. Occupiers within the scheme include The Khayber, Prestige Catering, Knags Grill Bar & Deli and The Little Beauty Rooms. KFC and Subway are also nearby.

Description

The suite, situated at first floor provides open plan space with 2 no. private offices/rooms, store, kitchen and WC. Finished to include plastered/painted walls, carpeted floors, suspended ceilings with recessed lighting, it benefits from abundant natural light.

The scheme also benefits from a large free carpark on site.

Accommodation

The unit provides the following approximate internal area:

| Description | Sq Ft | Sq M |
|------------------------|-------|--------|
| 1 st Floor: | 1,673 | 155.43 |

Lease Details

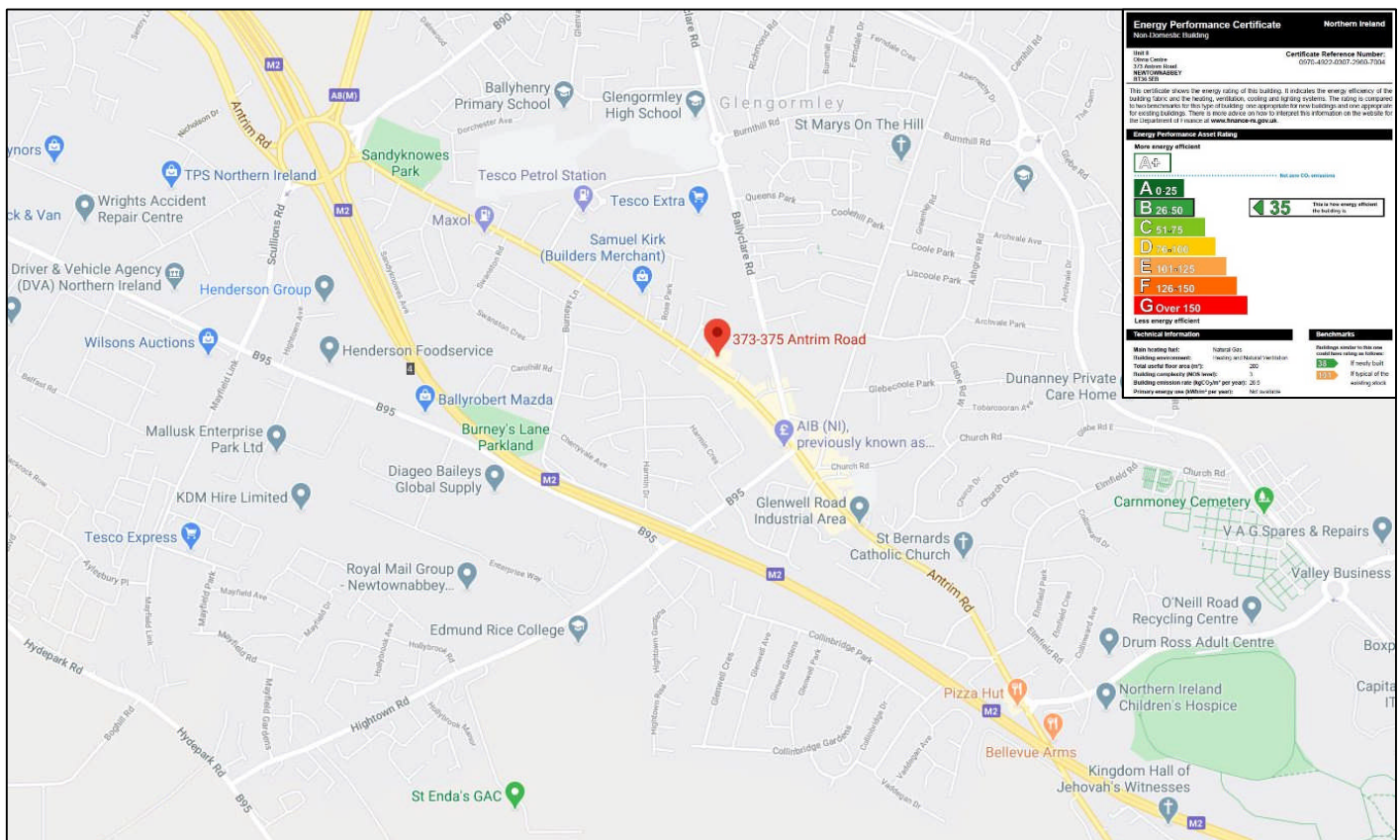
| | |
|-----------------------|----------------------------------------------------------------------------------------|
| Term | By negotiation |
| Rent | £8,500 p.a.x. |
| Repairs | Tenant responsible for internal repairs and maintenance. |
| Service Charge | Levied to cover external repairs, maintenance & management of the common parts. |
| Insurance | Tenant to reimburse the Landlord a fair proportion of the buildings insurance premium. |

Rates Payable

We are advised by LPS that the NAV of the premises is £11,700 resulting in rates payable for 2020/21 of approximately £4,862 (After Small Business Rates Relief).

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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:

- 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;
- 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;
- 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;
- rents quoted in these particulars may be subject to VAT in addition;
- 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."