

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:

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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.

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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

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EPC

Unit 2: C67

Unit 4: C65

Unit 6: C66

Copies of the full certificates are available on request.



Not to scale / For identification purposes only

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