

TO LET

27 Colinglen Road, Belfast, BT17 0LR



Day Nursery Premises

Suitable for alternative uses, subject to planning

Property Highlights

- Extending to approximately 3,359 sq.ft (312.04 sq.m).
- Fully fitted as a childrens day nursery.
- Suitable for alternative uses, such as office accommodation, subject to planning.

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Location

The subject property, located on the Colinglen Road is conveniently located being only approximately 5 minutes drive from the M1 motorway, 10 minutes from Belfast & Lisburn and 15 minutes from Nutts Corner. It is situated in close proximity to a large resident population as well as the business parks at Springbank and Hannahstown.

Description

The subject property comprises a ground floor premises fitted out and previously used as a children's day nursery with an ancillary suite situated at upper ground floor. Finished to include plastered & painted walls, part suspended, part plastered ceilings with recessed and surfaced mounted lighting, vinyl and laminate floor coverings.

Each suite benefits from its own kitchen and WC facilities, whilst the ground floor premises has its own dedicated carpark with outdoor play area.

The approximate internal layout of each suite is shown on the plans overleaf (for indicative purposes only).

There is also additional communal on-site carparking.

Accommodation

The property provides the following approximate areas:

Description	Area Sq Ft	Area Sq M
Ground Floor	2,629	244.23
Upper Ground Floor	730	67.81
Total	3,359	312.04

* The ground and upper ground floor suites can be let separately, subject to agreement.

Lease Details

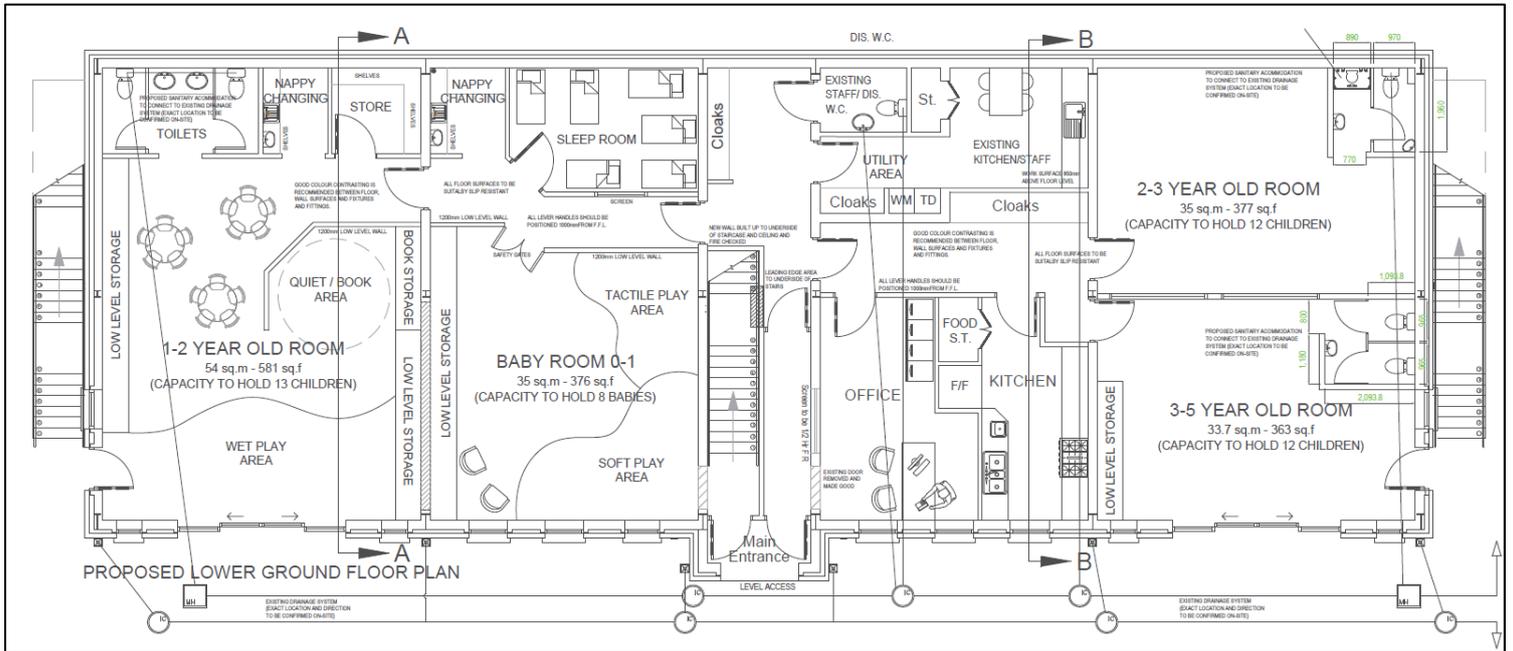
Term	By negotiation.
Rent	Ground Floor: £27,500 per annum exclusive. Upper Ground Floor: £6,000 per annum exclusive.
Repairs	Full Repairing terms by way of a service charge.
Insurance	Tenant responsible for a fair proportion of the building insurance premium.
Service Charge	Levied to cover external repairs, maintenance & management of the common parts.

NAV

We are advised by Land & Property Services that the NAVs are as follows:
 Ground Floor: £15,200 – Rates payable for 2022/23 of approximately £8,376.
 Upper Ground Floor: £3,950 – Rates payable for 2022/23 of approximately £2,177.

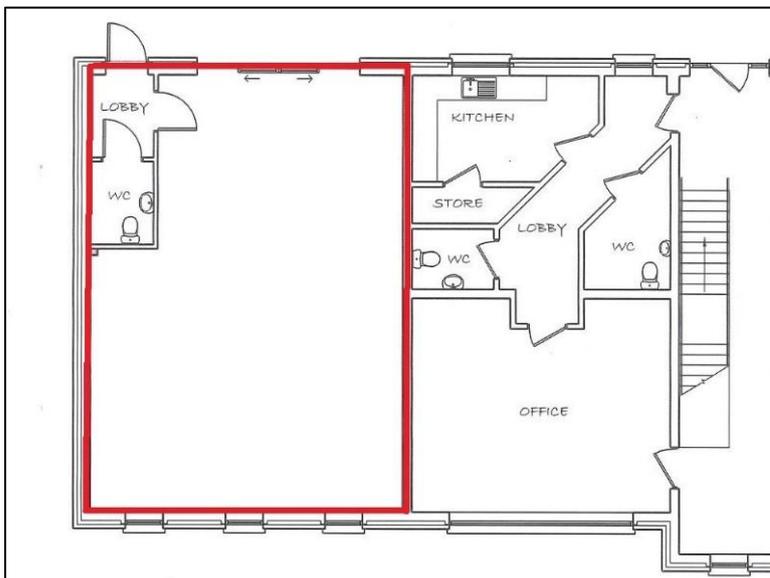
VAT

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

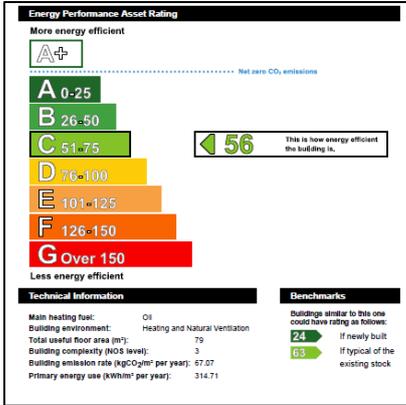


Ground Floor

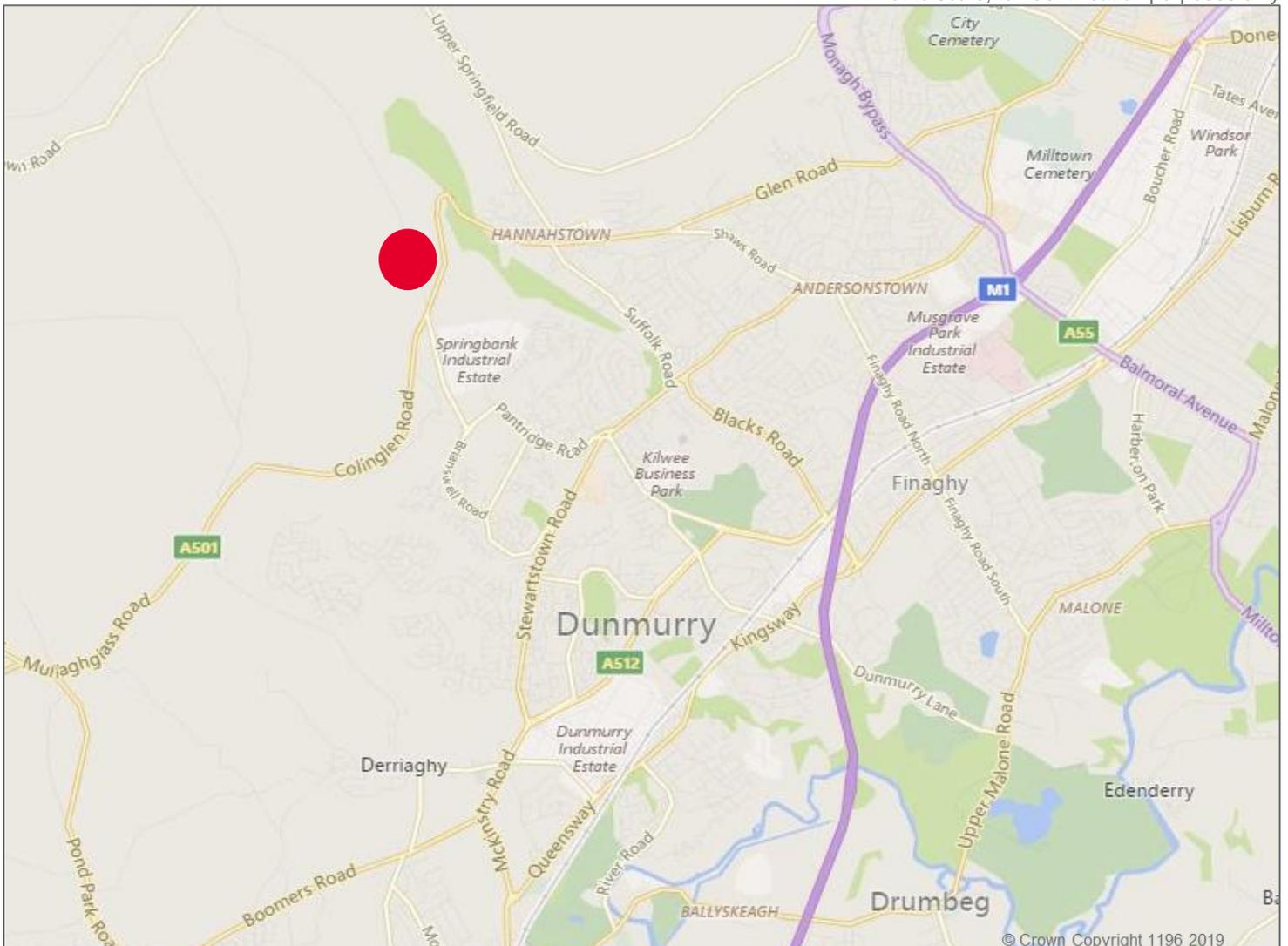
Not to scale, for indicative purposes only



Upper Ground Floor



Not to scale, for identification purposes only



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Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.