



## To Let Retail Premises

174 Church Road, Glengormley BT36 6HA

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**FRAZER  
KIDD**



# To Let Retail Premises

174 Church Road, Glengormley BT36 6HA

## Summary

- Prominent commercial premises fronting onto Church Road, Glengormley.
- Spacious retail shop with roller shutter access.
- The premises is finished to a good standard extending to c. 526 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

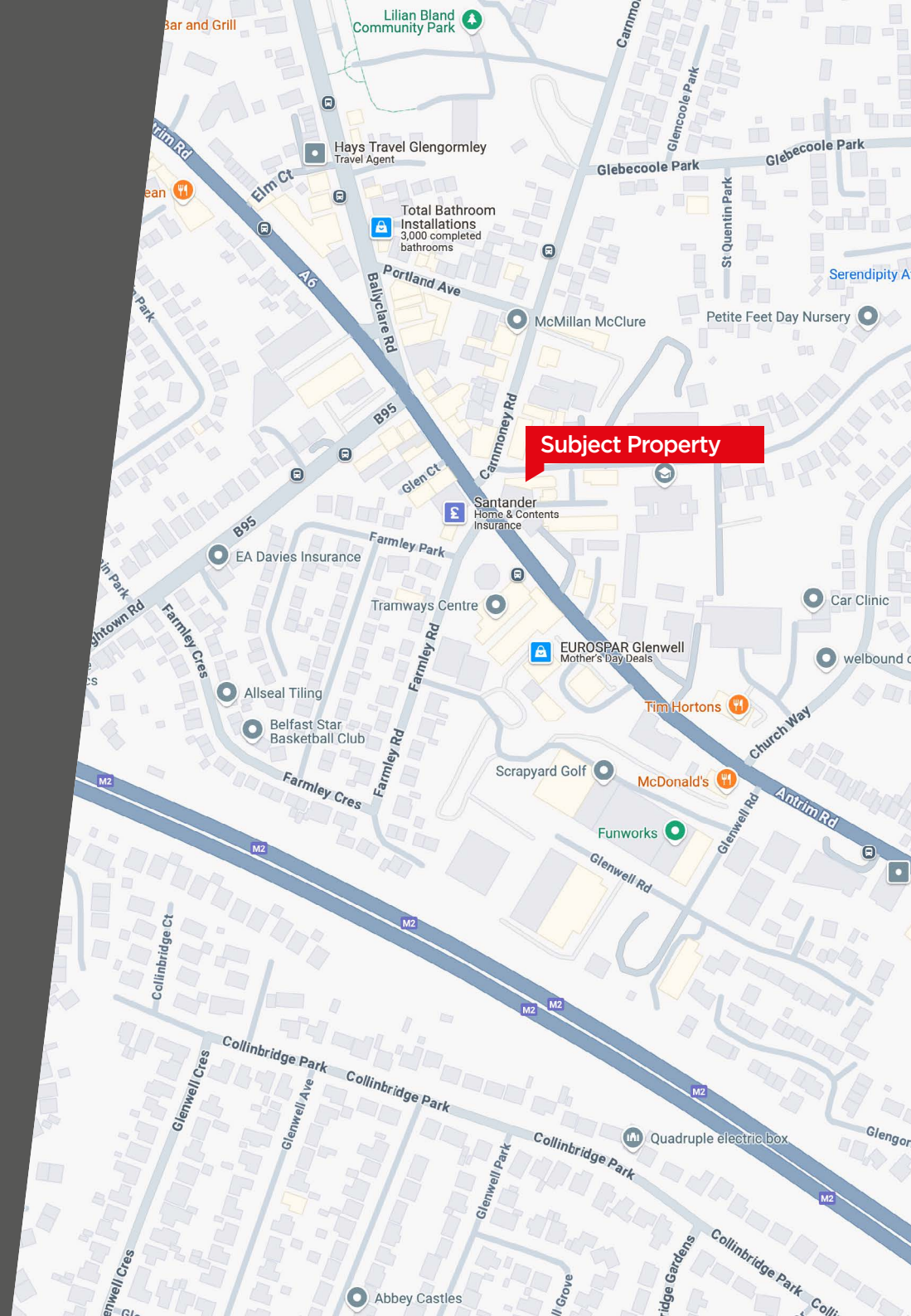
The property occupies a highly prominent location fronting onto the Antrim Road in the centre of Glengormley, approximately 6 miles north of Belfast City Centre. The location is highly accessible due to its proximity, to Junction 4 of the M2 Motorway at Sandyknowes and A8 Larne Road.

## Description

Prominent retail unit, located in a popular retail parade in Glengormley Town Centre.

The subject property is finished to a good standard to include plastered and painted walls, suspended ceiling with fluorescent lighting and tiled flooring.

The property is available to lease from 1st April 2025.



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## Accommodation

We calculate the Net Internal Area to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	47.45	506
Kitchen	1.86	20
W/Cs		
<b>Total Approximate Net Internal Area:</b>	<b>49.31</b>	<b>526</b>

## Rates

NAV: £5,800

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £3,278.91 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £6,500 per annum.

## Repairs

Tenant responsible for interior repairs and exterior repairs.

## Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## Insurance

Tenant to be responsible for the repayment of the landlord's insurance premium. This is approximately £250 per annum

## VAT

All figures quoted are exclusive of VAT, which may be payable.

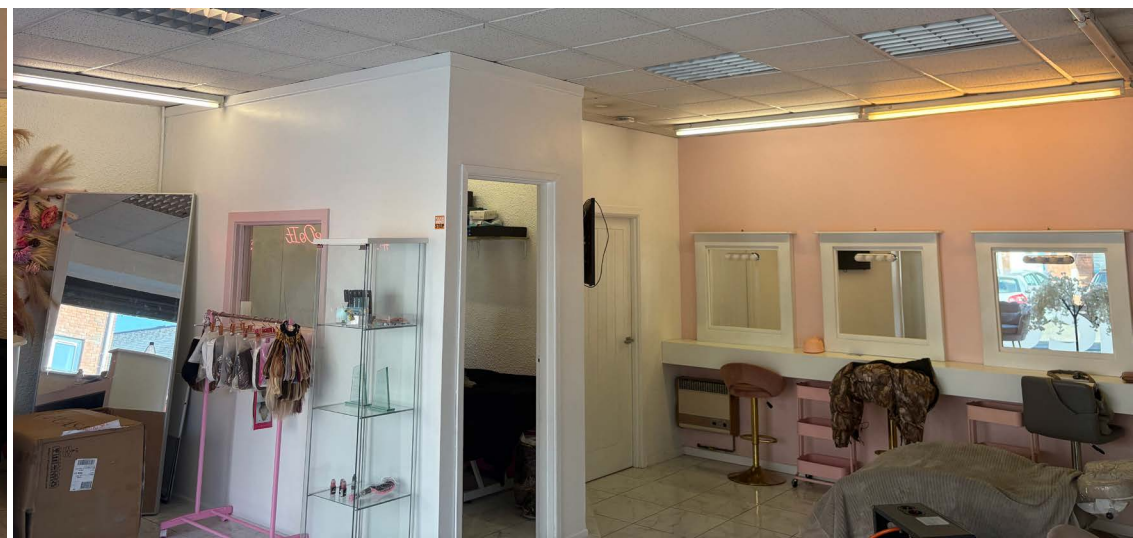
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

**Molly Willis**  
07534 181029  
mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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## EPC

