



For Sale Multi-Tenant Investment Opportunity

170 – 178 Church Road, Glengormley BT36 6HA

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Summary

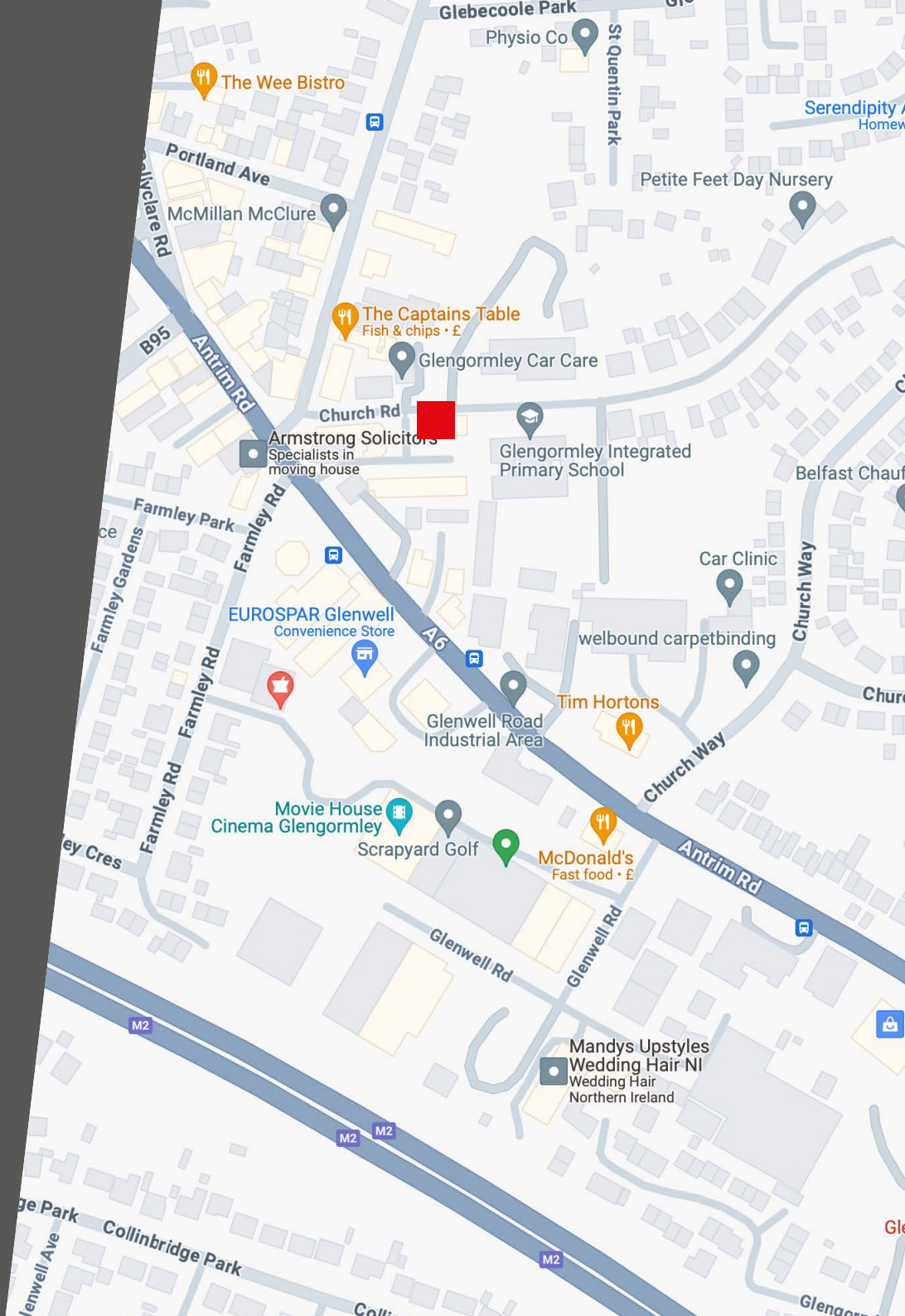
- Fully-let retail investment situated in the heart of Glengormley.
- The property is situated in a prominent location on Church Road at the junction on the Antrim Road.
- The property extends to approximately 2,973 Sq Ft (276.20 Sq M) across 5 units on a site measuring c. 0.1 acres (0.04 hectares).
- All five units are let currently producing a total income of £42,550 per annum.
- We are seeking offers in the region of £440,000 (Four Hundred and Forty Thousand Pounds) exclusive of VAT and subject to contract. An acquisition at this level would reflect a net initial yield of 9.15% after purchasers costs of 5.63%.

Location

Glengormley is located approximately 3.5 miles from Belfast City Centre, 1 mile from the Sandyknowes junction of the M2 Motorway providing ease of access to Belfast City Centre, as well as the wider motorway network. As a result, Glengormley is known as a popular commuter location with a significant residential population.

The property is situated in a prominent location on Church Road at the junction on the Antrim Road.

Close-by occupiers include Mortgage IQ, Ulster Property Sales and Copius Group Recruitment.



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Description

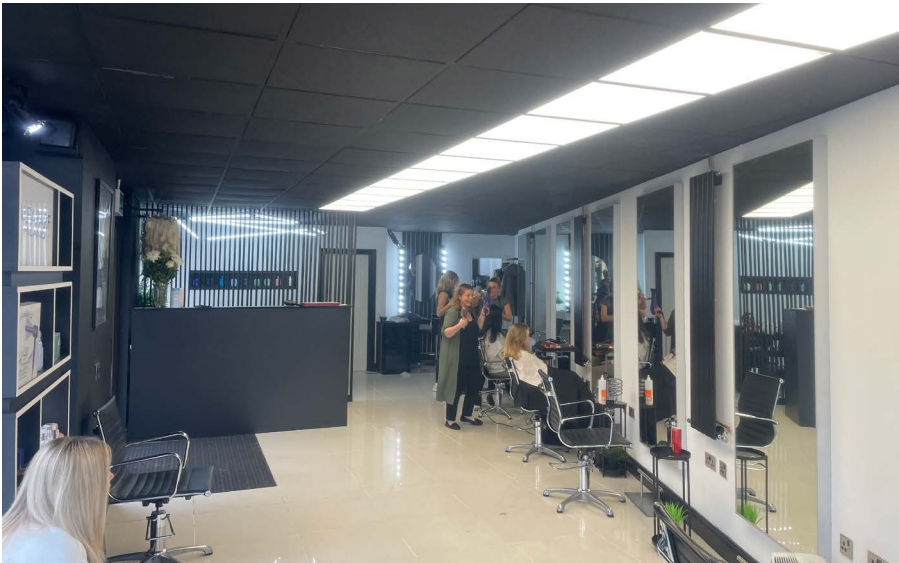
The property comprises a substantial ground floor commercial property fully let to 5 different units.

Construction is of flat roof construction and part pitched and exterior wall of red brick.

Rates

Tenants are responsible for payment of rates, in accordance with the terms of their lease.

Address	NAV	RATE IN £ 2025-2026	RATES PAYABLE
170 Church Road, Glengormley	£8,400	0.587690	£4,936.60
172 Church Road, Glengormley	£5,250	0.587690	£3,085.73
174 Church Road, Glengormley	£5,800	0.587690	£3,408.60
176 Church Road, Glengormley	£5,200	0.587690	£3,055.99
178 Church Road, Glengormley	£9,850	0.587690	£5,788.75



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Title

We assume the property is held Freehold.

Proposal

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VAT

All figures quoted are exclusive of VAT. This property is not VAT registered.

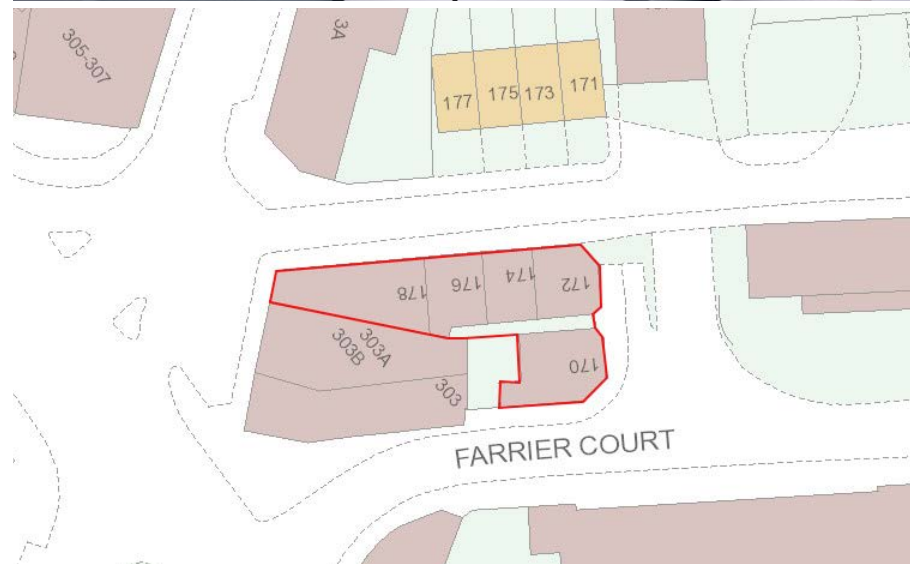
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

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Tenancy Details

Address	Tenant Tenant Ref	Lease Term	Lease Expiry	Current Rent (PA)	Rent Review	GIA Sq Ft	Rental Analysis	Repairs & Comments
170 Church Road, Glengormley	Mrs Zari (t/a Tandoori House)	10 Years (From 01/06/21)	31/05/2031	£13,350	01/06/26	*684 Sq Ft	£18.42	Tenant responsible for internal and external repairs including structure.
172 Church Road, Glengormley	Ms Nicola Haggan (t/a Secret Stash)	5 Years	19/02/2030	£6,000	N/A	448 Sq Ft	£13.39	Tenant responsible for internal and external repairs including structure.
174 Church Road, Glengormley	Hallmark Groceries Ltd	5 Years	22/06/2030	£7,000	N/A	526 Sq Ft	£13.31	Tenant responsible for internal and external repairs including structure.
176 Church Road, Glengormley	Katrina Bradley (t/a The Vintage Nail and Beauty Parlour)	6 Years	01/05/2026	£6,000	N/A	*535 Sq Ft	£11.21	Tenant responsible for internal and external repairs including structure.
178 Church Road, Glengormley	Signature Hair & Co Glengormley Ltd (t/a Signature Hair Co)	5 Years	15/01/2029	£10,200	N/A	780 Sq Ft	£13.08	Tenant responsible for internal and external repairs including structure.
			Total (Actual)	£42,550 (PA)	*Estimated Areas			

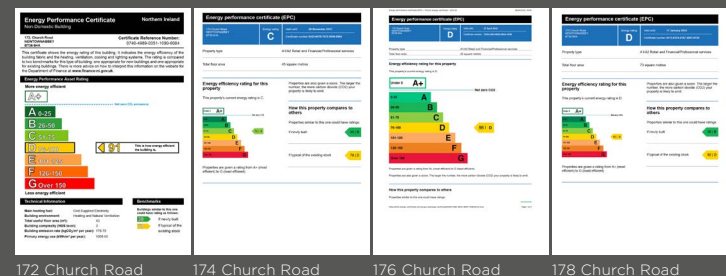


For further information please contact:

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EPC



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