

**TO LET - 1ST FLOOR COMMERCIAL PREMISES**

1C GLENNAVY ROAD, MOIRA, BT67 0LT





## 1C GLENNAVY ROAD, MOIRA, BT67 0LT

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### Summary

- Excellent former Hair and Beauty salon.
- Open plan accommodation extending to approximately 541 sq ft.
- Situated adjacent to an extremely busy Spar Convenience Store & Petrol Filling Station.
  - The property benefits from ample on-site car parking.
- Suitable for a range of potential uses to include office, retail, hair & beauty or medical, subject to any statutory planning consents. .

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## Location & Description

The property is situated just off the Moira Junction of the M1 Motorway, c. 6 miles from Lisburn and c. 17 miles from Belfast providing quick and convenient access from all areas of the province.

The property is situated at 1st floor level, directly adjacent to an extremely busy Spar Convenience Store and Petrol Filling Station with an abundance of on-site car parking. The Spar includes a Subway and Post Office.

Previously occupied as a hair & beauty salon, the property remains in good condition fitted to include tiled flooring, suspended ceiling with recessed lighting and a WC.

\*Previous tenants' fixtures and fittings are not included.

## Accommodation

We calculate the approximate Net Internal Area to be 541 sq ft / 50.32 sq m.

## Rent

Offers invited in the region of £8,000 per annum.

## Rates

NAV: £1,850

Rate in £ (2021-2022): 0.538483

Rates Payable: £996.19 per annum

\*Please note the property should be eligible for a 25% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you verify this with Land & Property Services (Tel: 0300 200 7801).

## Lease

Length of lease by negotiation.

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## Service Charge

Tenant to be responsible for payment of a service charge in connection with the upkeep, maintenance and repair of the exterior of the premises, repayment of the landlord's building insurance premium, and agent management fee's, calculated at 5% plus VAT of the annual rent payable.

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents.

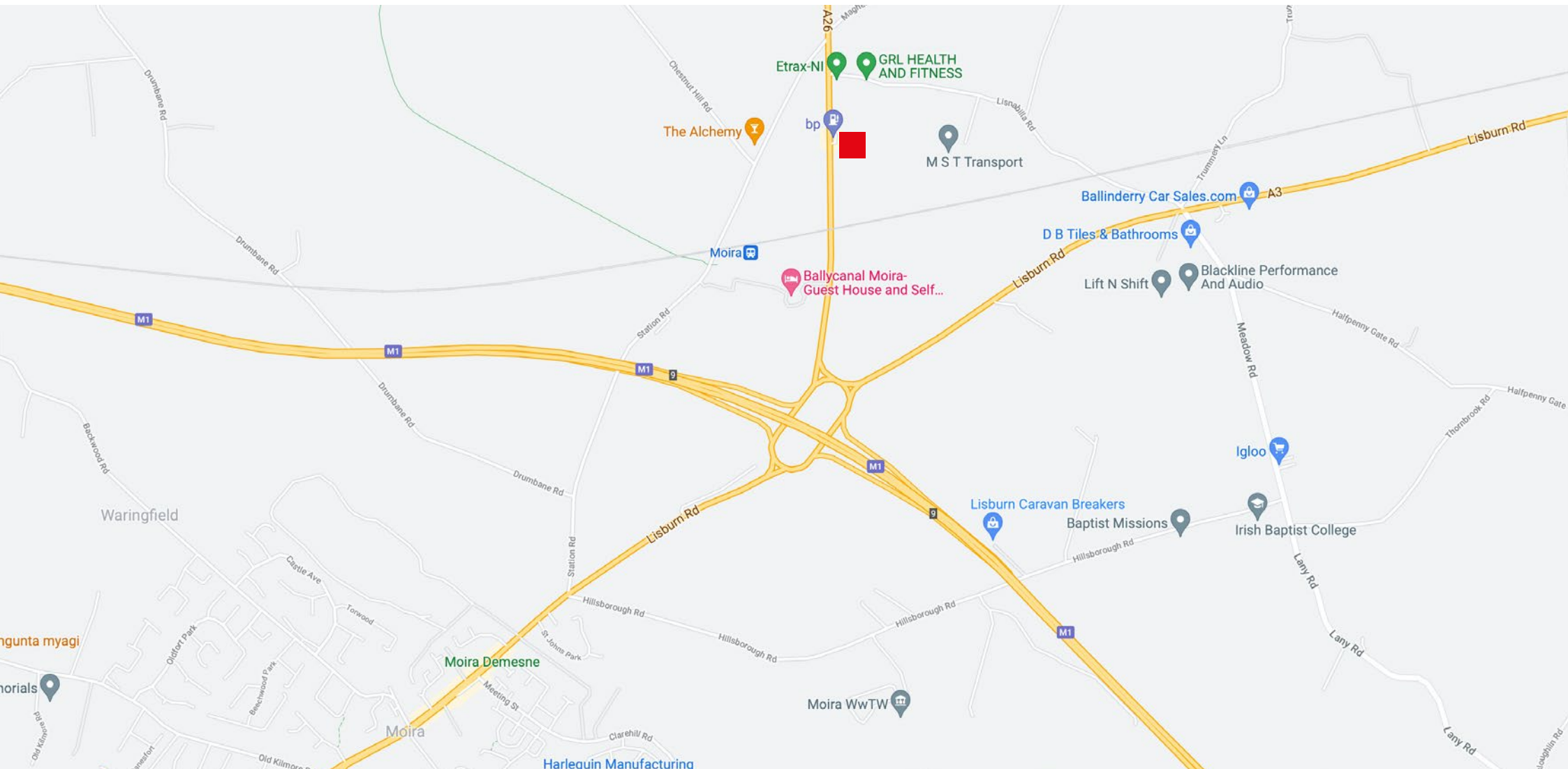
### Frazer Kidd

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## EPC

