



For Sale Multi-Tenant Investment Opportunity

170 – 178 Church Road, Glengormley BT36 6HA


**FRAZER
KIDD**

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Summary

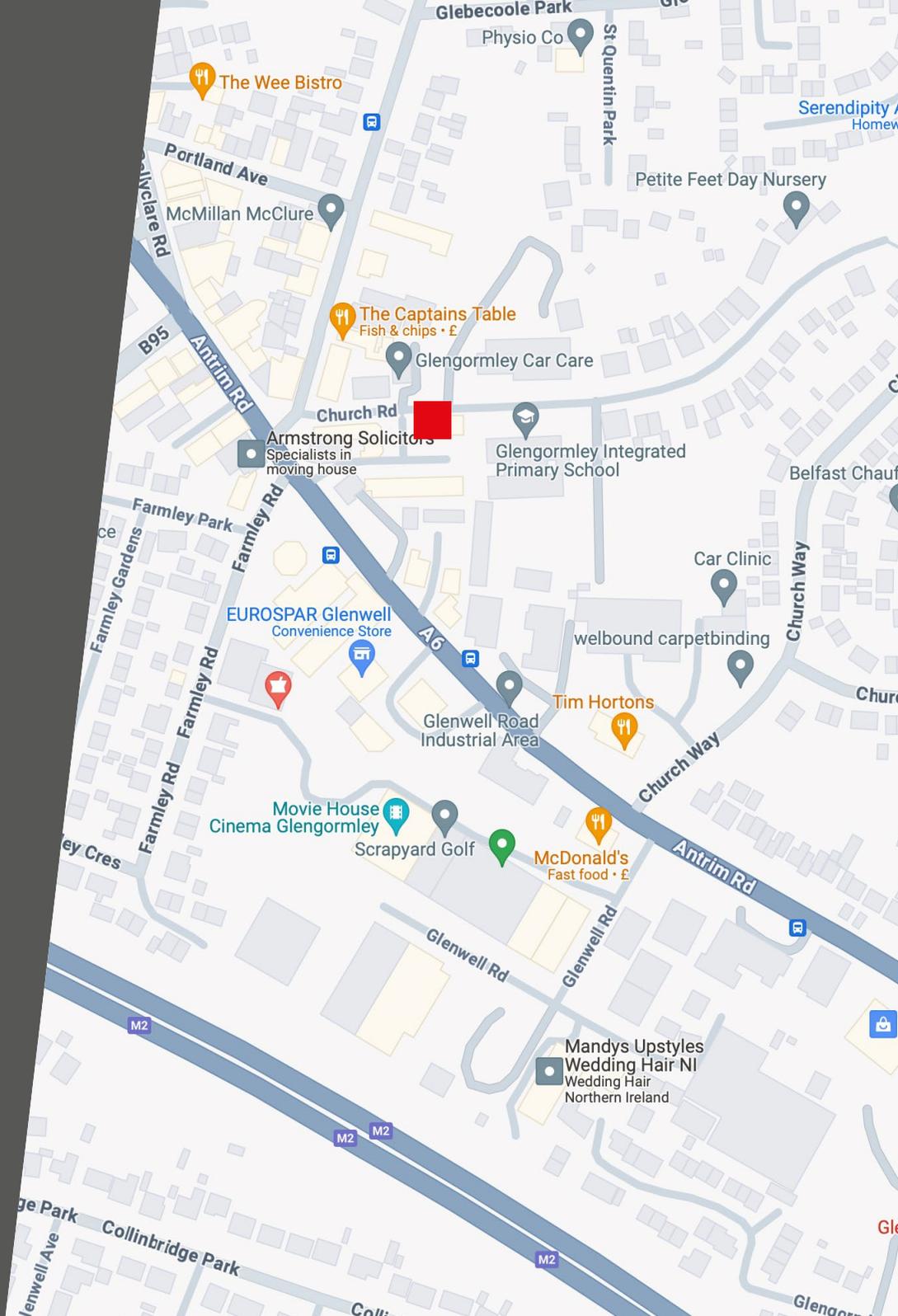
- Fully-let retail investment situated in the heart of Glengormley.
- The property is situated in a prominent location on Church Road at the junction on the Antrim Road.
- The property extends to approximately 2,973 Sq Ft (276.20 Sq M) across 5 units on a site measuring c. 0.1 acres (0.04 hectares).
- All five units are let currently producing a total income of £42,050 per annum.
- We are seeking offers in the region of £470,000 (Four Hundred and Seventy Thousand Pounds) exclusive of VAT and subject to contract. An acquisition at this level would reflect a net initial yield of 8.47% 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 £ 2022-23	RATES PAYABLE
170 Church Road, Glengormley	£8,400	0.523981	£4,401.44
172 Church Road, Glengormley	£5,250	0.523981	£2,750.90
174 Church Road, Glengormley	£5,800	0.523981	£3,039.09
176 Church Road, Glengormley	£5,200	0.523981	£2,724.70
178 Church Road, Glengormley	£9,850	0.523981	£5,161.21



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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.

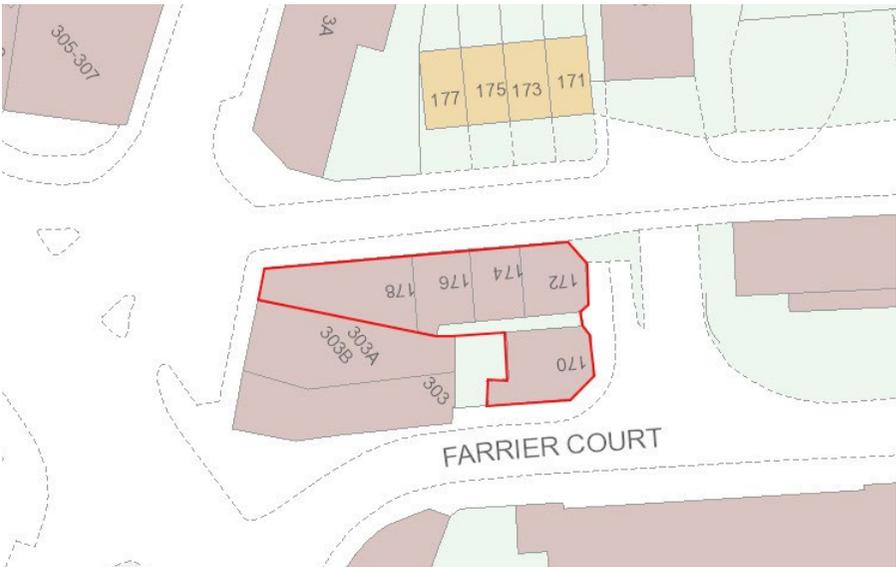
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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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)	6 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	Ms Megan McCartan Ms Tamsin McTaggart Ms Aimee Hegarty (t/a Blush)	3 Years	03/04/2025	£6,500	N/A	526 Sq Ft	£12.36	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)				£42,050 (PA)				*Estimated Areas



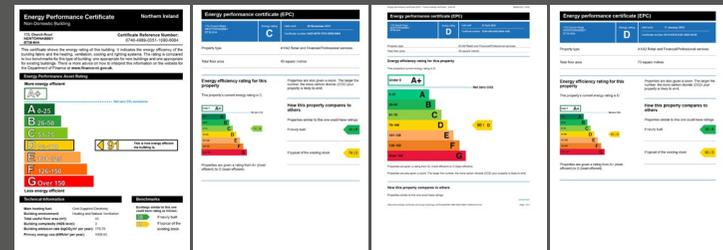
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EPC



172 Church Road

174 Church Road

176 Church Road

178 Church Road

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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