



**4 BALLYCLARE ROAD  
GLENGORMLEY BT36 5EX**

**Annual Rent: £6,500 plus rates**

**NET INTERNAL AREA 34.61 m2 (373 ft2) Approx.**

- Secure shop unit located within Glengormley's commercial core.
- Aluminium shop front with shutter.
- Off Street delivery area provision.
- Available immediately subject to the completion of the relevant documentation.

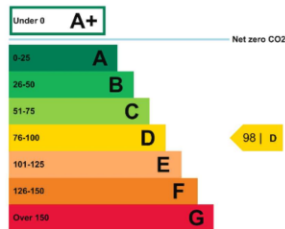
## Energy performance certificate (EPC)

4 Ballyclare Road Glengormley BT36 5EX	Energy rating <b>D</b>	Valid until 15 November 2021 Certificate number 2905-7829-1142-6799-6096
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Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
39 square metres

Energy efficiency rating for this property  
This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).  
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**31 Donegall Street, Belfast, BT1 2FG**  
**Tel: 028 9032 5888**  
**www.macfarlanesmyth.com**

## **ACCOMMODATION**

Comprising ground floor retail area and additional storage plus WC. Currently subdivided by means of a stud wall which could be removed.

### **Retail**

34.61 m2 (373 sq ft) approx

### **TOILETS**

Single WC with WHB

## **LEASE DETAILS**

### **TERM**

Three years or longer by negotiation

### **RENT**

£6,500 per annum plus rates

### **RATES**

We are verbally advised by the Valuation and Lands Agency that the NAV of the property is as follows:

Shop: £4,500

The rate in the £ 2021/2022 is 0.519426

Rates payable based on the above figures would be £2,337.42 per annum approximately before any discounts are applied. Application of the 25% small business rates relief discount brings that figure down to approximately £1,753.07

A 25% discount is available for the 2021/22 tax year. It is unclear at the current time whether the Small Business Rates Relief Scheme under which the discount is given will be extended beyond March 31<sup>st</sup> 2022. Readers should enquire with Land and Property Services

### **VAT**

Not currently charged on rent and outgoings

### **REPAIRS**

The tenant will be responsible for all repairs.

### **INSURANCE**

Tenant responsible for repayment of their share of building insurance premium.

## **SECURITY**

Aluminium roller shutter

## **VIEWING**

Strictly by appointment with Macfarlane & Smyth. For further details please contact Andrew Smyth.

## **Energy performance certificate (EPC)**

4 Ballyclare Road Glasgow NEWTOWNABBEY BT36 9EX	Energy rating <b>D</b>	Valid until: 15 November 2031 Certificate number: 2903-7839-1742-0799-6996
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### **Property type**

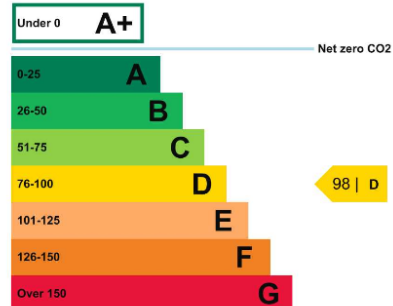
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### **AGENT'S NOTES**

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.