

FOR IDENTIFICATION  
PURPOSES ONLY



**TO LET** Prominent Restaurant Premises with Dedicated On-Site Car Parking  
**144 Antrim Road, Glengormley BT36 7QZ**

# LOCATION / DESCRIPTION

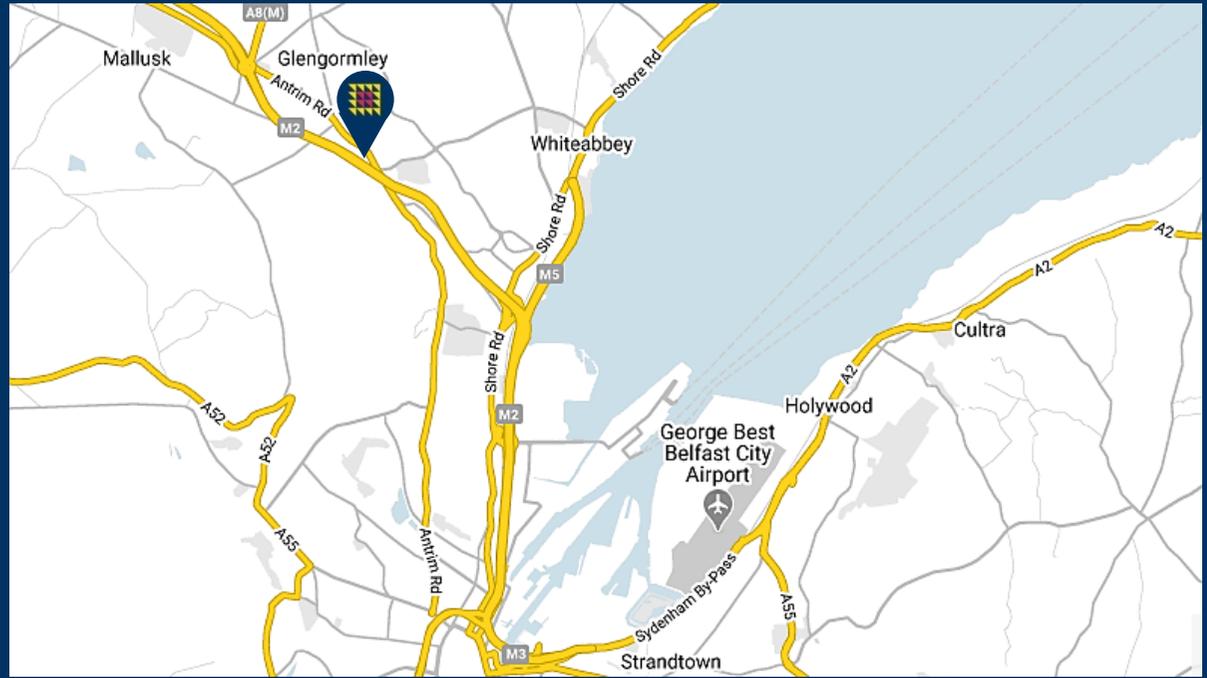
Glengormley is a popular suburb just off the main M2 motorway approximately 6 miles north of Belfast City Centre.

The subject property fronts the Antrim Road at the junction with O'Neill Road, a busy arterial route through the town.

The subject property is a purpose built two storey building comprising ground floor restaurant and first floor storage. The property is of steel frame construction with cavity block, facing brick and a glazed front entrance.

Internally the restaurant provides seating for c. 120 customers and is finished to a modern standard including air conditioning, male / female / DDA compliant WCs and a burglar alarm system.

The premises also benefit from a flood lit car park providing 31 car parking spaces for customers. There is also a detached building to the rear providing additional bin storage.



# ACCOMMODATION

## DESCRIPTION

AREA sq m    AREA sq ft

GROUND FLOOR    c. 296 sq m    c. 3,194 sq ft

FIRST FLOOR    c. 130 sq m    c. 1,394 sq ft

**TOTAL ACCOMMODATION    c. 426 sq m    c. 4,588 sq ft**

# SITE AREA

The premises sits on a site area of c. 0.47 acres (0.19 ha).





# LEASE DETAILS

RENT: £42,500 per annum  
 TERM: 15 years subject to 5 yearly rent reviews  
 REPAIRS / INSURANCE: Full repairing and insuring basis  
 AVAILABILITY: 1 November 2020 or by earlier agreement

# NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £42,600. The commercial rate in the pound for 2019 / 2020 is £0.58936.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

# VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

# FURTHER DETAILS



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Our Ref: MP/JP/8868

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

91 This is how energy efficient the building is.



## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.