



**Instinctive
Excellence
in Property.**

To Let

**Commercial premises suitable
for a variety of uses**

202 Antrim Road
Glengormley
Newtownabbey
BT36 7QX

COMMERCIAL



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EPC

Energy Performance Certificate	Northern Ireland
Non-Domestic Building	
202 Antrim Road NEWTOWNABBEY BT36 7QX	Certificate Reference Number: 0420-0930-1792-6202-8006

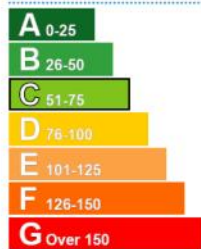
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



68

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	66.8
Building complexity (MOS level):	3
Building emission rate (kgCO ₂ /m ² /per year):	77.31
Primary energy use (kWh/m ² /per year):	422.96

Benchmarks

Buildings similar to this one could have ratings as follows:
30 if newly built
80 if typical of the existing stock

Location

The property is located on the Antrim Road on the outskirts of Glengormley at the corner of Collinward Park. It benefits from significant frontage to the Antrim Road and a high volume of both vehicular and pedestrian traffic. The property is surrounded by a good mix of residential and commercial properties with neighbouring occupiers including Collinward Pharmacy and Boyles Bakery.

Description

This property comprises of a substantial ground floor commercial unit that would be suitable for a variety of uses. The property is finished to an excellent standard throughout to include: -

- Painted and plastered walls.
- Vinyl flooring.
- Double glazed windows.
- WC facilities.
- A fitted kitchen.

Accommodation

Ground Floor : 645 sq ft 60 sqm

Lease Details

Lease details to acquire this unit are available on application.

Rates

We have been advised by the Land and Property Services website of the following information: -

NAV - £4,750

Rate in £ 2019/2020 - £0.58936

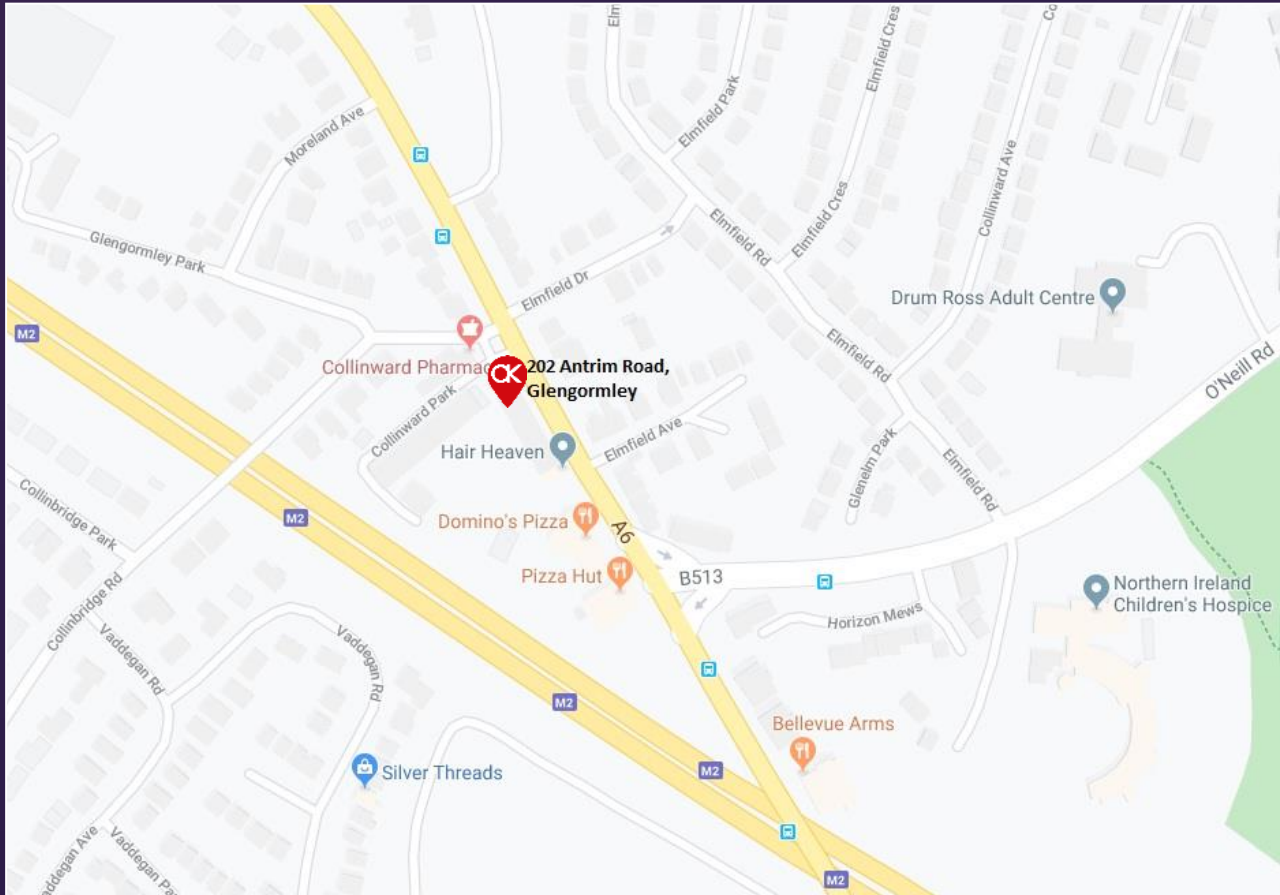
Estimated Rates Payable - £2,799.46

VAT

All prices, rentals and outgoings quoted are exclusive of but may be liable to VAT.



Location Maps



Osborne King

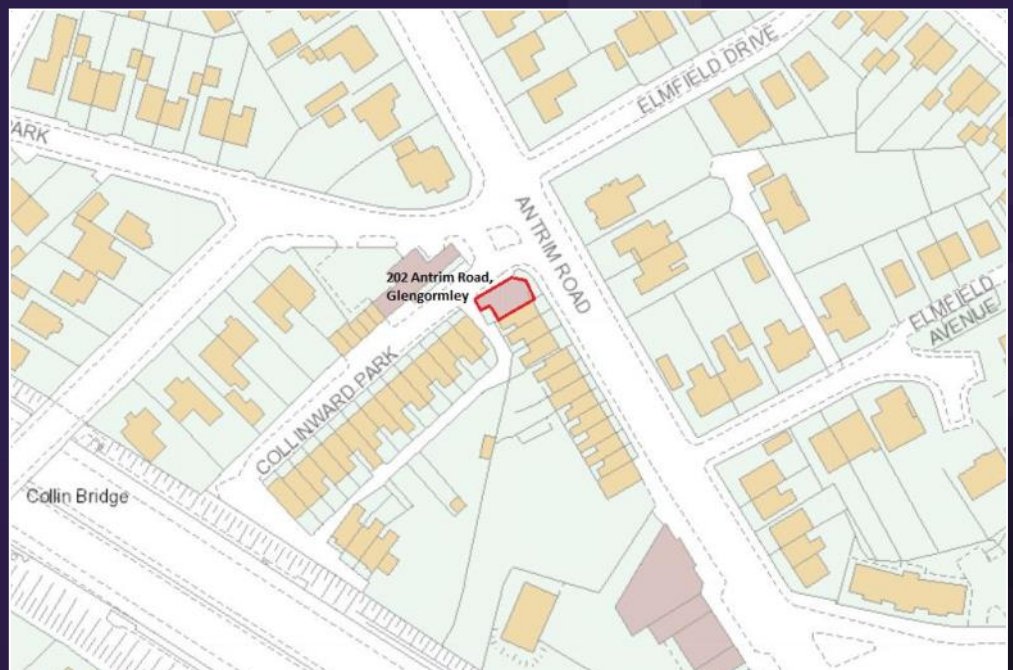
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FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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