



## 61 Glebe Road West, Newtownabbey, BT36 6EH

£1,700 Per Month



Unique opportunity to rent a ground floor commercial premises, extending to c.1,420 sq ft, occupying a prominent position fronting Glebe Road West, Newtownabbey, and until recently, has been utilised for a popular and profitable furniture painting business.

The previous business attracted a very loyal customer base, further enhanced by a prime trading position, and the dwelling is being tendered for rent due to our clients' desire to pursue a new career.

The Antrim Road, which is situated c.0.3 miles from the property, is a main arterial route in Newtownabbey/North Belfast and is well served by public transport, with the surrounding locality characterised by a mix of commercial and high density residential development.

The subject premises comprises private dual access into the main retail unit/studio, kitchenette, and furnished cloakroom with white two piece suite.

The property further benefits from three phase electric, plastered and painted walls, gas fired warm air heating system, generous electrical specification throughout, allocated parking for several cars, and available for occupation immediately.

Rent price quoted is to include business rates (subject to terms and conditions) and there is the opportunity to rent additional storage space to the rear of the premises via separate negotiation.

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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