

# Highly Prominent Detached Commercial Building For Sale / To Let

Suitable for a Variety of Uses (STPP)

297 Antrim Road, Glengormley, BT36 7QN



Highly Prominent Detached,  
2 storey commercial building  
of c. 1,779 sq ft



Situated on Antrim Road in  
the heart of Glengormley



Suitable for a variety of uses  
(STPP)



On street parking  
surrounding the property

**Location**

Glengormley is a rapidly expanding suburban location in the greater Belfast Metropolitan Area and is c. 8 miles north of Belfast City Centre and c. 1 mile from the Sandyknowes Roundabout junction off the M2 Motorway. The total population within Newtownabbey is approximately 62,000 persons.

More specifically the subject occupies a highly prominent site on the corner of Antrim Road and Farrier Court, in the heart of Glengormley. Notable neighbouring occupiers include the Tramways Shopping Centre, Iceland, McDonalds, Tim Hortons, Thunderdome Complex, Bank of Ireland, Santander, Ulster Bank and Spar.



**Description**

The property comprises a 2 storey detached commercial building previously utilised as an office, but would be suitable for a variety of uses (subject to planning). The building has excellent prominence onto the Antrim Road, which benefits from high levels of passing traffic and pedestrian footfall.

Fitted to an impressive standard the internal specification includes mix of carpeted and vinyl flooring, air conditioning, suspended ceiling, intruder alarm, perimeter trunking and kitchen/WC facilities on both ground and first floor.

Externally the building benefits from front and rear access with security roller shutters over both windows and entrance.

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**Accommodation**

| Description           | Sq. M        | Sq. Ft       |
|-----------------------|--------------|--------------|
| Ground Floor          | 72.7         | 783          |
| First Floor – Office  | 76.4         | 822          |
| First Floor – Canteen | 16.2         | 174          |
| <b>Total</b>          | <b>165.3</b> | <b>1,779</b> |

**Sales Details**

We are seeking offers over £225,000

**Lease Details**

- Term:** New 5 or 10 year lease
- Rent:** £25,000 per annum exclusive.
- Repairs:** Full repairing and insuring basis.
- Insurance:** Tenant to reimburse the landlord with a fair proportion

**NAV**

- NAV: £14,800
- Rate Pound (23/24): £0.541079
- Rates Payable: £8,008

It is understood the subject premises may qualify for Small Business Rates Relief at 20%. Interested parties should make their own enquiries in relation to this.

**VAT**

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

**EPC**

EPC score – C 56



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# To find out more, please contact:

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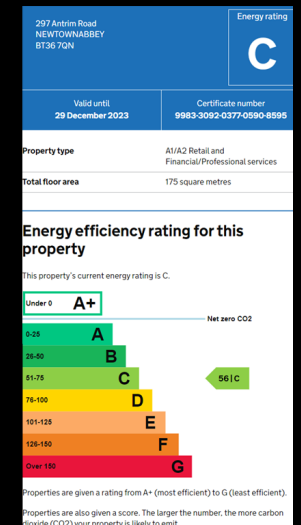
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

