



To Let

Prominent Retail Unit / Office / Showroom / Café (Subject to Planning)

322 Antrim Road, Glengormley, BT36 5EQ

tdk | Property

tdkproperty.com 028 9024 7111

- On a high-profile corner site and includes approximately 25 car parking spaces.
- The property benefits from dual frontage onto both Antrim Road and Hightown Road.
- Provides convenient access to Belfast.

LOCATION

The popular suburban location of Glengormley has developed into a strong commuter location for Belfast, which is 8 miles north of the city centre. The Sandyknowles roundabout is 1 mile away, which provides easy access to the M2 motorway network.

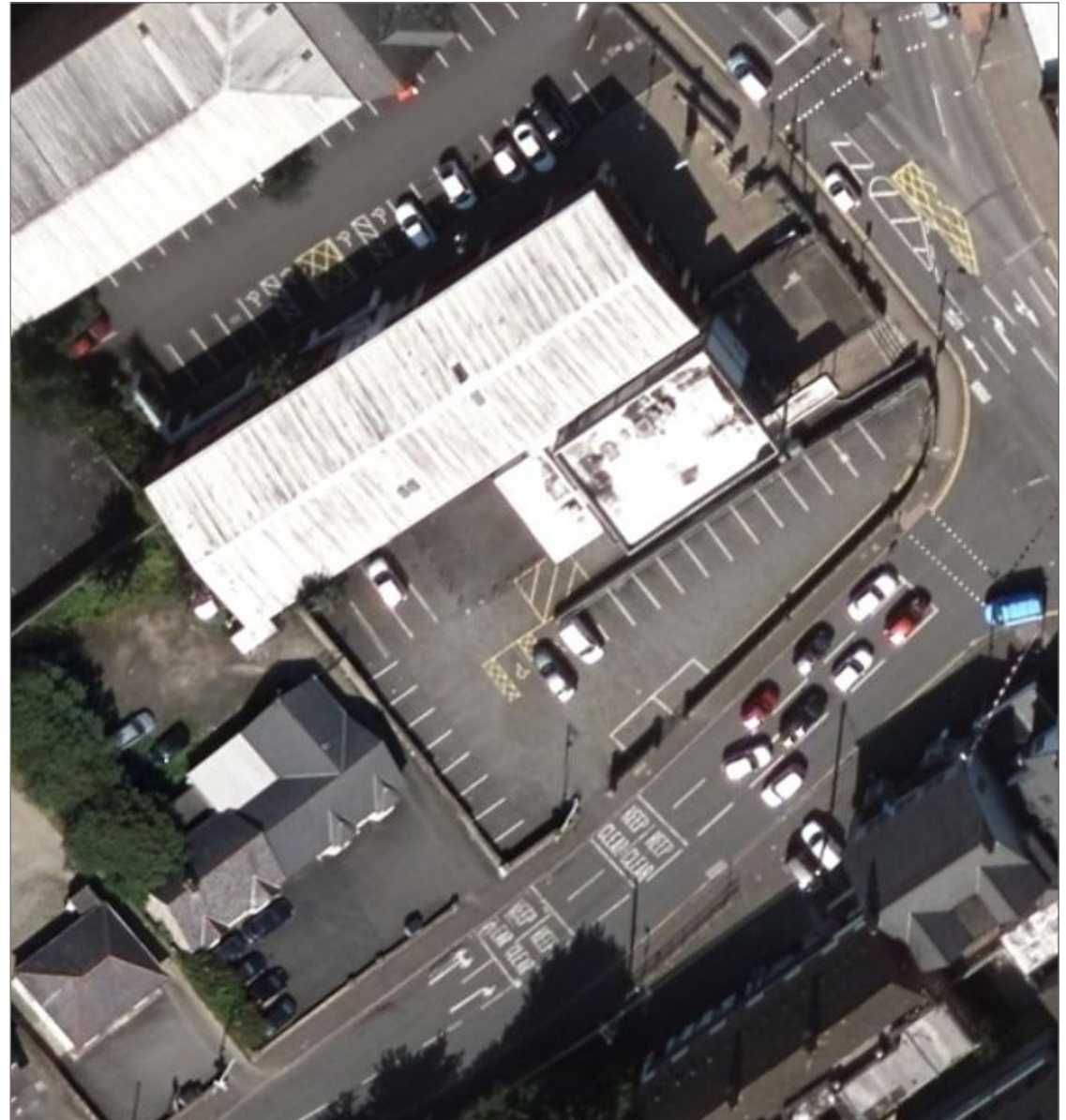
The subject property is situated in the town centre on the corner of Antrim Road and Hightown Road. This will offer a high level of passing trade as it is a busy junction.

DESCRIPTION

The subject property includes a stand-alone commercial building that was formally utilised as a bank premises. It occupies a prominent site of c.0.37 acres which benefits from dual frontage. There are concrete steps located to the front of the site providing pedestrian access. Vehicular access to the site is from the Hightown Road towards the rear of the site. The property includes dedicated car parking which is finished in tarmac.

The building is 2 storey and is currently fitted out as a banking hall with ancillary offices, stores, kitchen, and WC facilities. The premise comprises with the following finishes, carpeted flooring, painted / plastered walls, part suspended ceilings with recessed spot / strip fluorescent lighting, and it has both air conditioning and gas fired heating.

It is suitable for a wide variety of uses to include retail, office, showroom, coffee shop and / or restaurant. Some of these uses may require a change of use.



ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor	2,282	212
First Floor	650	60
Total G.I.A.	2,932	272

LEASE DETAILS

Term: Negotiable
Rent: £30,000 per annum
Repairs: Effectively full repairing and insuring

RATES

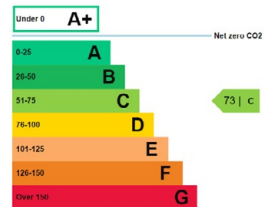
We are advised by LPS that the current NAV is £30,000. The commercial rate in the £ for 2024/25 is £0.5653. Estimated Rates Payable is £16,959.84.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

An EPC cert can be provided upon request.



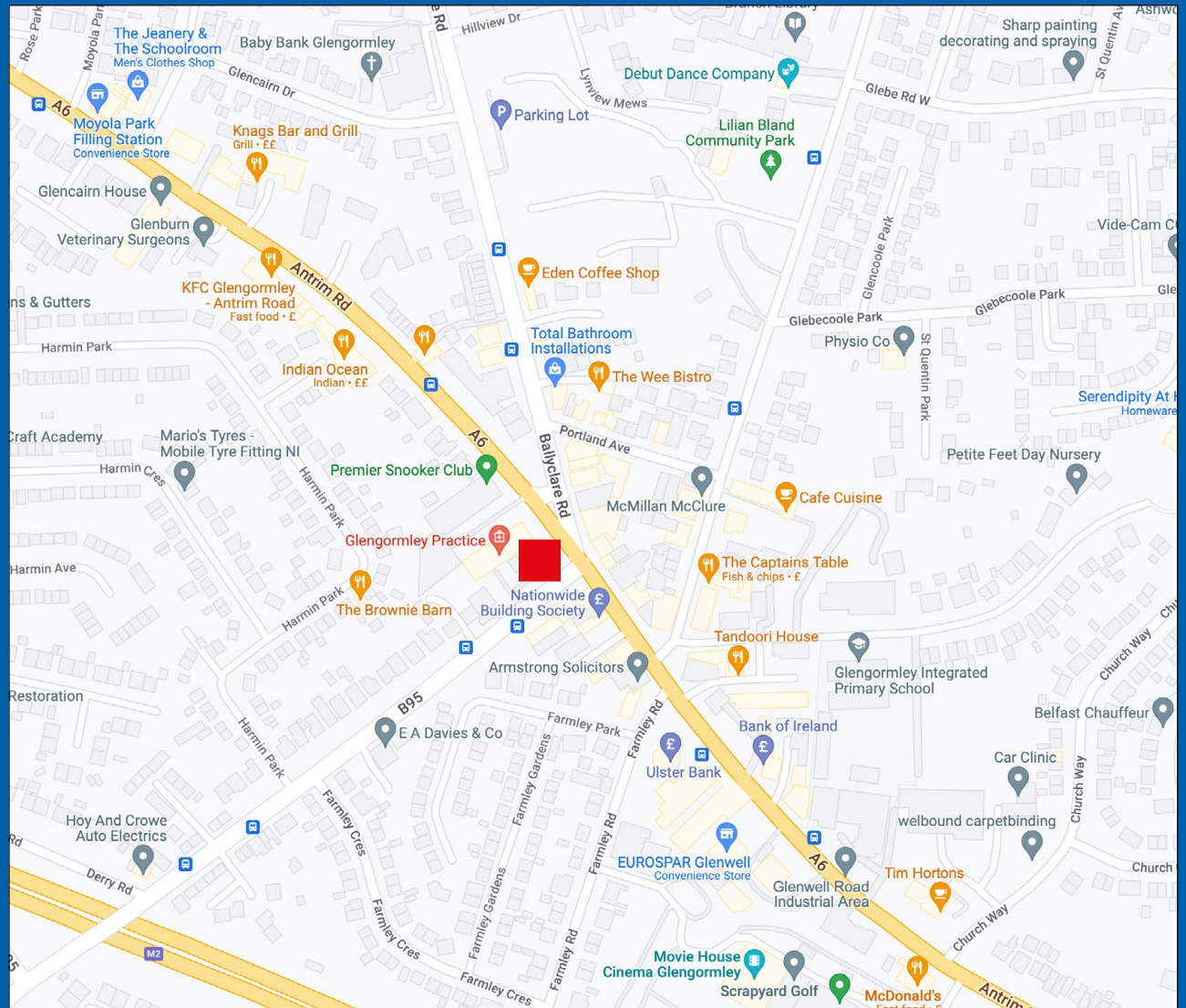
FURTHER INFORMATION

View strictly by prior appointments with agents.
For more information or to arrange a viewing
please contact:



Contact: Stephen Deyermund
Tel: 028 9089 4065
Email: stephen.deyermund@tdkproperty.com

Contact: Dovydas Naslenas
Tel: 028 9024 7111
Email: dovydas.naslenas@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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 five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. 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.