

FOR SALE

Highly Prominent Commercial Site 81-83 Ballyclare Road, Glengormley



- > Prominent commercial site situated in densely populated residential location.
- > Extending to 0.21 acres, the site currently comprises a 1,350 sq ft commercial building.
- > Suitable for a variety of uses subject to the necessary statutory consents. Planning granted for take-away / restaurant use.
- > Landlord will consider developing a more active retail use on site including coffee shop, café, etc.

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.

The subject occupies a prominent position fronting onto Ballyclare Road junction with Jubilee Way and the Tesco Superstore. This is a popular residential location with a significant volume of housing within the surrounding area. Other neighbouring occupiers include: The Range, Burger King, Medicare and Card Factory. The site is therefore extremely visible to the high levels of passing vehicular and pedestrian traffic.

Description

- The subject comprises a 0.21 acre commercial site.
- The site currently comprises a single storey detached temporary building c.1,350 sq ft.
- The site is fully enclosed via a combination of brickwork walls and metal fencing.
- The site which is currently laid in tarmac has a good flat topography.
- The property would be adaptable to suit a wide range of uses, subject to statutory consent(s) and the landlord will consider developing a bespoke unit for a more active retail type use if required.
- Planning granted (LA03/2016/0170/F) for take-away / restaurant use.

Rateable Value

NAV	=	£4,200
Rate in £ 2018/19	=	£0.580911
Rates Payable	=	£2,440

Note: This property maybe eligible for the small business rate relief scheme which would provide for a 25% saving. Interested parties should make their own enquiries.

VAT

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

Price

Offers in excess of £125,000 exclusive, subject to contract.

Contact

For further information or an appointment to view please contact:

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