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TO LET

14 Carnmoney Road, Glengormley, BT36 6HN

Office / Retail Unit of c. 1,225 sq ft (114 sq m)

LOCATION / DESCRIPTION

Glengormley is a popular and rapidly expanding suburban town located in the greater Belfast Metropolitan Area, c. 8 miles North of Belfast City Centre and 1 mile from the Sandyknowes Roundabout junction off the M2 Motorway.

The subject unit occupies a prominent position on the road and comprises ground floor office and stores with first floor office and WC's. It is well fitted throughout, has gas fired heating and benefits from c. 3 staff / customer car park spaces to the front of the unit.

Adjoining occupiers include Paul Doran law, The Mortgage Shop, The Cabin Bar & Reeds Rains.

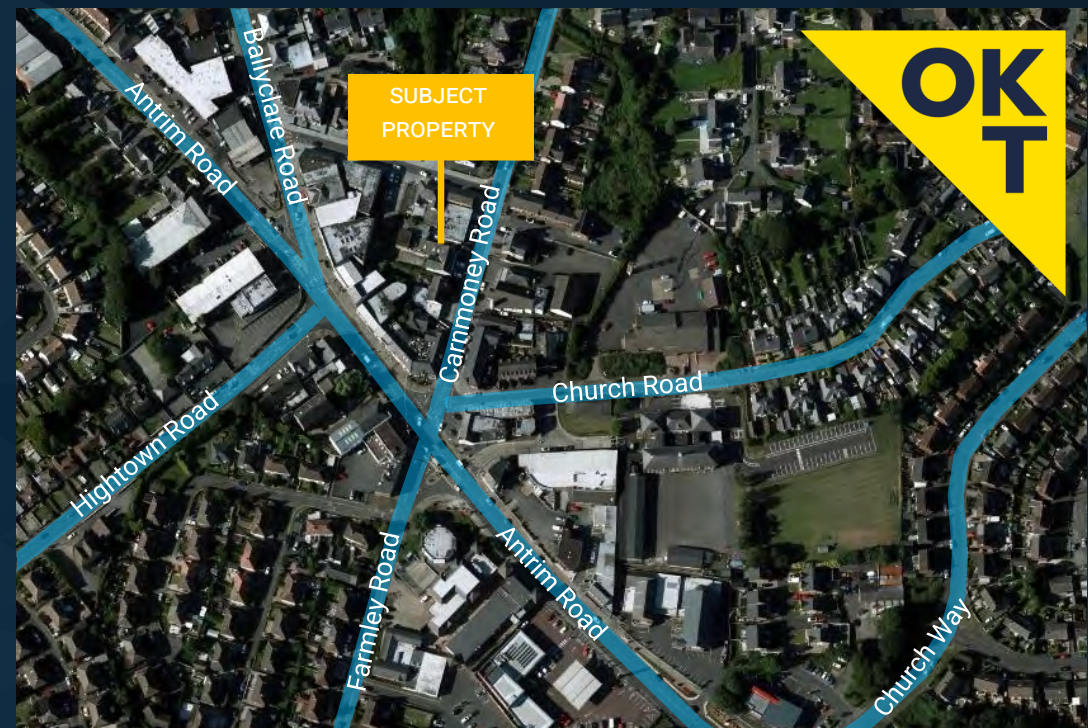
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail / Office	c. 30 sq m	323 sq ft
Kitchen	c. 16 sq m	174 sq ft
Office	c. 23 sq m	250 sq ft
Store	c. 18 sq m	193 sq ft
FIRST FLOOR		
Office	c. 7 sq m	75 sq ft
Open Plan office	c. 20 sq m	210 sq ft
Male WC	-	-
Female WC	-	-
TOTAL ACCOMMODATION	c. 114 sq m	1,225 sq ft

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 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9969



LEASE DETAILS

RENT:	£14,000 per annum
TERM:	Negotiable, subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.
AVAILABILITY:	Available from 1 July 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

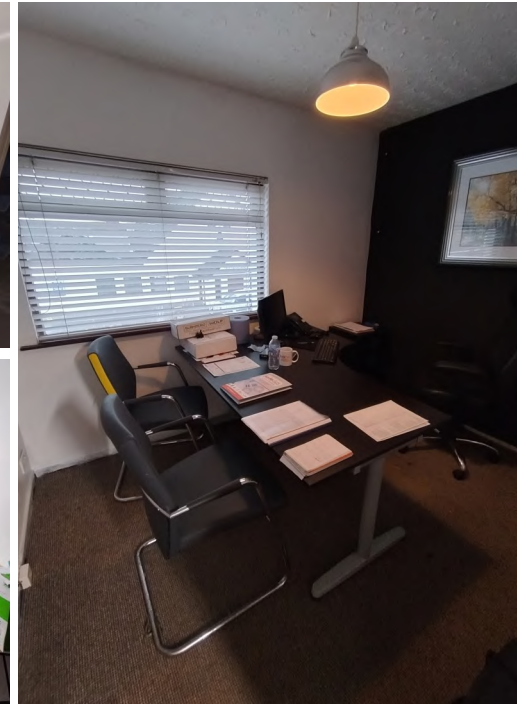
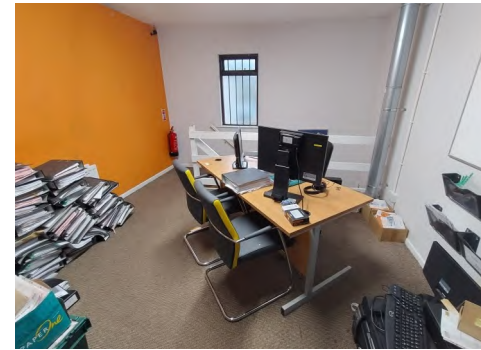
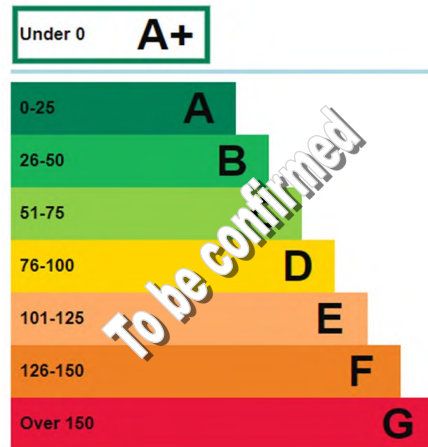
NAV (RATES PAYABLE)

NAV: £10,200.00

Estimated rates payable in accordance with LPS
Website: £5,766.35

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

