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FOR SALE

323 Antrim Road, Glengormley, Newtownabbey, BT36 5DY

Prominent Office / Retail Building extending to c. 223 sq m (2,400 sq ft)

LOCATION

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 property occupies a prime position within the town, benefitting from high levels of passing vehicular and pedestrian traffic. Neighbouring occupiers include Iceland, Armstrong Solicitors, Nationwide and UPS.

DESCRIPTION

The subject comprises a two-storey retail / office building situated in the heart of Glengormley. The building is of traditional construction, with pitched and flat roofs. The property has been fitted to a good standard to include painted and plastered walls, suspended ceilings with spotlighting, carpeted floors, feature wooden and stone wall panelling, air con, perimeter trunking, and roller shutter door.

The ground floor is laid out to provide an open plan reception / office / retail area, with a private office, kitchen, male / female WC, disabled WC, comms room, cleaners store, and 2 no. file stores.

The first floor comprises a large open plan office, private office, and file store.

Externally there is one parking spaces to the rear of the property which is accessed via Portland Avenue.

ACCOMMODATION

DESCRIPTION

GROUND FLOOR

AREA (SQ M)

c. 107

AREA (SQ FT)

1,150

Comprising retail / office area, private office, kitchen, male / female WC, disabled WC, comms room, cleaners store and 2 no. file stores)

FIRST FLOOR

c. 116

1,250

Comprising open plan office, private office and file store)

TOTAL ACCOMMODATION

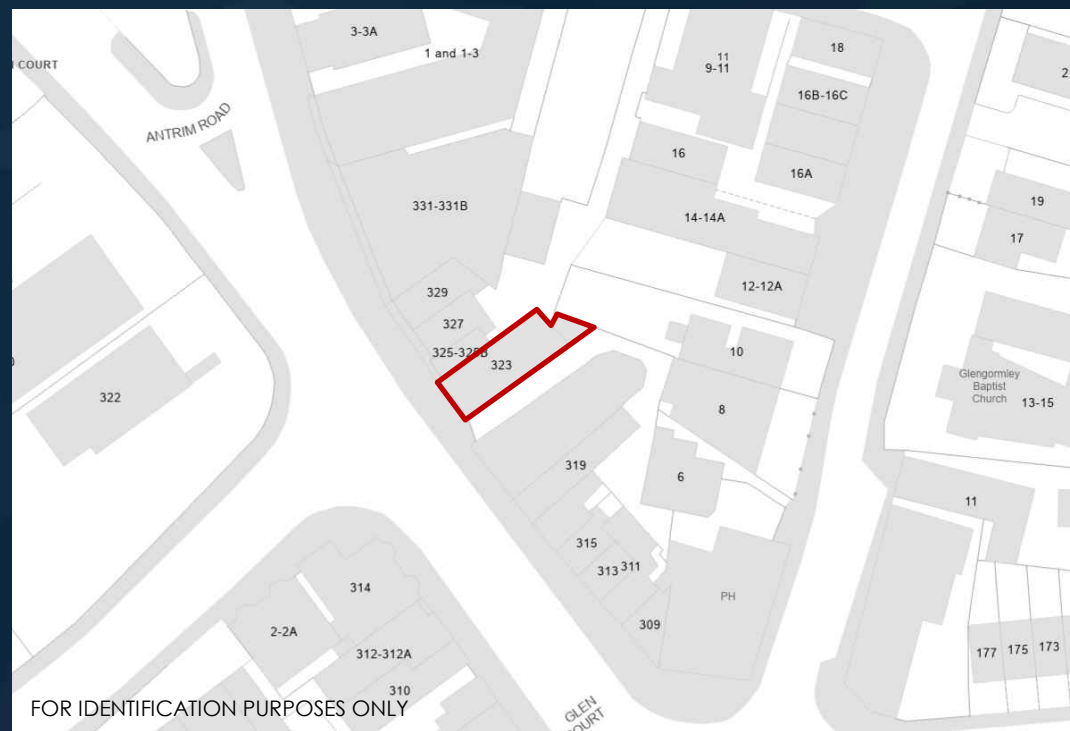
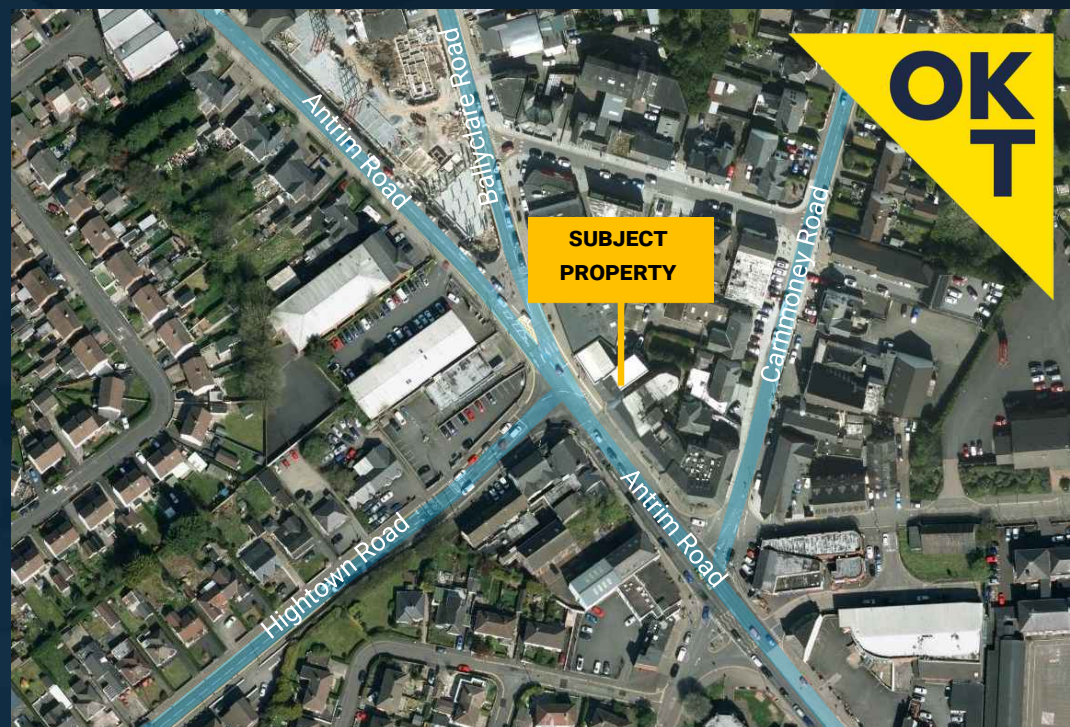
c. 223

2,400

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/uk/si/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: 10546





323 Antrim Rd, Glengormley, Newtownabbey, BT36 5DY

Ground Floor Retail / Office Accommodation extending to c. 223 sq



SALES DETAILS

PRICE: Offers in the region of £225,000

TITLE: Assumed freehold

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.

VAT

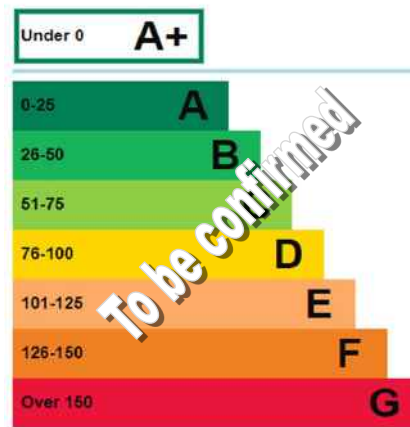
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £11,100

Estimated rates payable in accordance with LPS
Website: £6,719

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON

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JAMES CHRISTIE

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O'CONNOR KENNEDY TURTLE

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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.

