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Unit located
to the side

FOR SALE / TO LET

14a Carnmoney Road, Glengormley, BT36 6HN

Former Bakery & Stores of c. 1,281 sq ft (119 sq m) and Adjoining Safe Gas
Suitable for Continued or Alternative Use (Subject to any necessary Planning Consents)

LOCATION / DESCRIPTION

The property is located to the side of Safe Gas on the Carnmoney Road in a parade of shops, offices, retail and hot food units.

The subject has only just ceased trading as a commercial bakery and a number of the ovens, mixers, fridges / freezer and stainless steel prep tables can be included with the lease for continued use - full inventory on request.

The ground floor comprises two rooms linked by a cold room with terrazzo flooring and stainless steel clad walls.

Benefits from 3-Phase electricity supply.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Front Prep Area (including walk in freezer)	c.31 sq m	331 sq ft
Rear Prep Area	c.44 sq m	476 sq ft
Cold Room	c.8 sq m	85 sq ft
WC		
FIRST FLOOR		
Store	c. 36sq m	389 sq ft
WC		
TOTAL ACCOMMODATION	c. 119sq m	1,281 sq ft

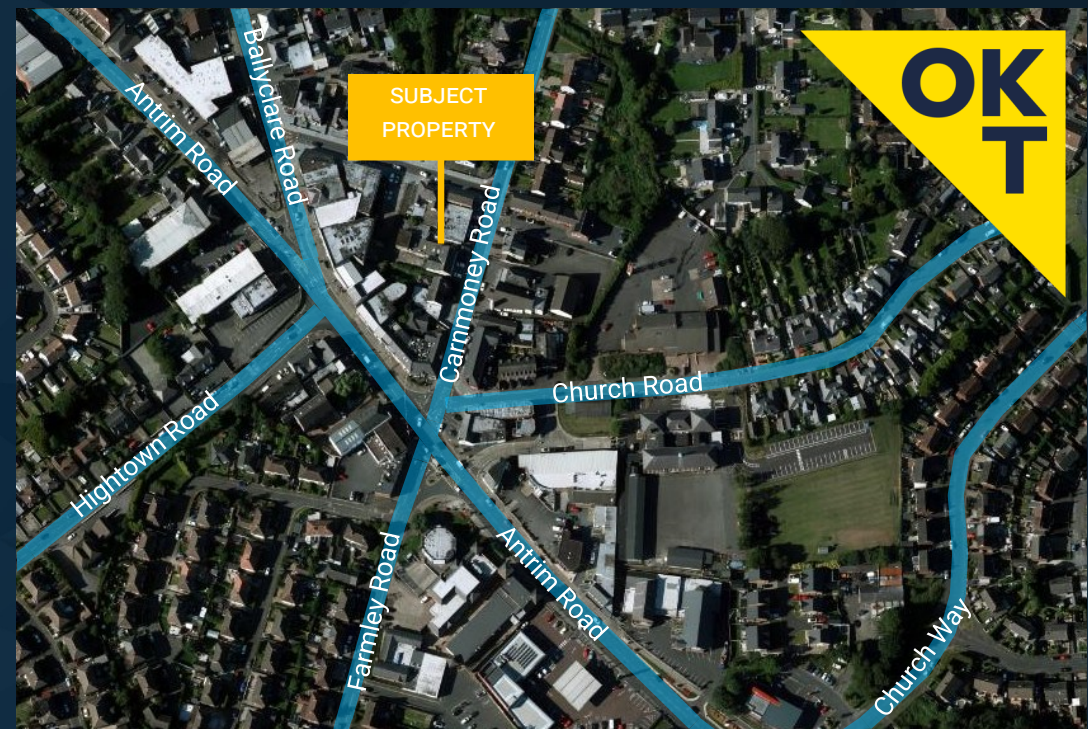
LEASE DETAILS

RENT:	£6,750 per annum
TERM:	Negotiable, subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease

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/ukssi/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



SALES DETAILS

PRICE: £70,000
TITLE: Assumed Freehold / Long Leasehold

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.

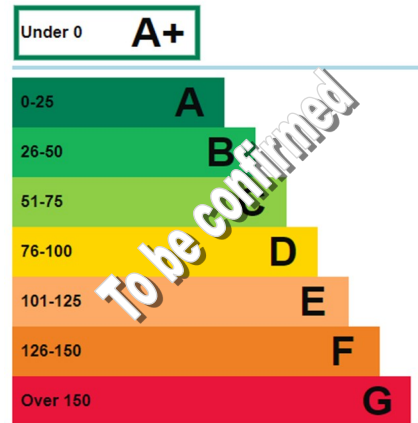
NAV (RATES PAYABLE)

NAV: £3,250.00

Estimated rates payable in accordance with LPS Website:
£1,837.32

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.

