

FOR SALE

Modern Retail/Office Investment
10 Portland Avenue, Glengormley BT36 5EY



This property is situated in a busy thoroughfare on the fringe of Glengormley town centre. The property has good accommodation to both ground and first floors with 6 no private car spaces to the rear approached by a gateway entrance from Portland Avenue. The property has solid floors with suspended ceilings. It has independent access from street level to first floor.

The property is currently held on lease to the Womens Day Centre, overholding on a quarterly basis. The existing rent of £6,720 p.a. is modest and should be capable of significant enhancement with careful asset management.

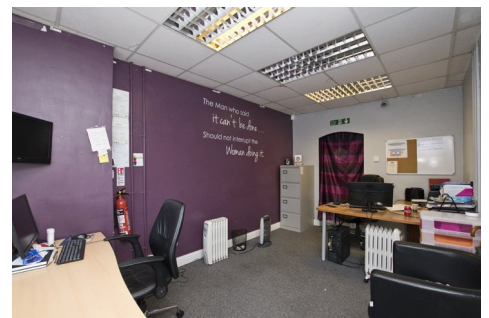
SIZE

Ground Floor	Retail/Offices	479 sq.ft.	(44.5 sq.m.)
	Kitchen	61 sq.ft.	(5.7 sq.m.)
Separate W.C.; Rear Hall			
First Floor	Offices	778 sq.ft.	(72.3 sq.m.)
	Kitchen	126 sq.ft.	(11.7 sq.m.)

Ladies and Gents W.C.'s

Outside Enclosed rear yard approached through gateway entrance with 6 no. car park spaces

PRICE £150,000



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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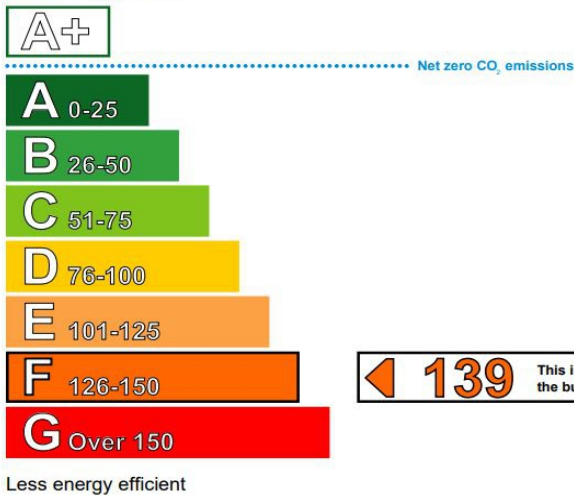


LEASE	The tenants, Queens Park Women's Group are overholding from a lease dated 2013.	
VAT	We understand that VAT is not applicable.	
RATES	NAV	£8,800.00
	Rates payable 2019/2020	£5,186.37
EPC	F-139	
VIEWING	By appointment with Sole Agent 028 9042 4747	



Energy Performance Asset Rating

More energy efficient



139 This is how energy efficient the building is.

Less energy efficient



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