

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 email: nicola@trcommercial.co.uk

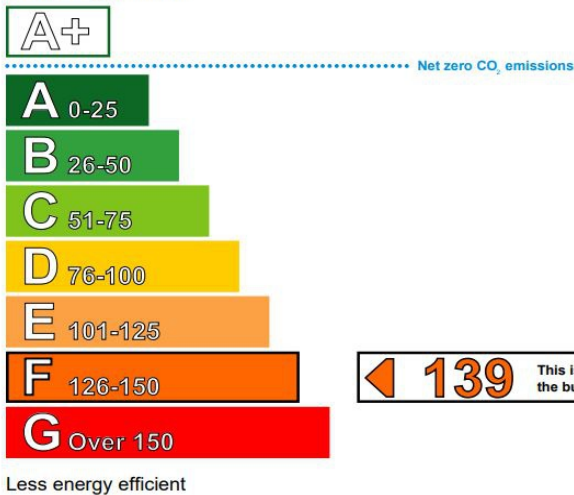
Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

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



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

