

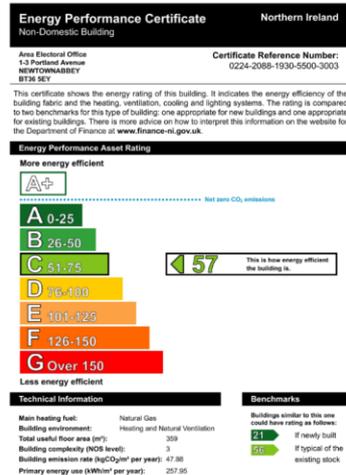


1 - 3 PORTLAND AVENUE GLENGORMLEY BT36 5EY

Annual Rent: £18,000 plus rates
EPC Rating: C57

NET INTERNAL AREA 300.64 m² (3,236 ft²) Approx.

Situated on Portland Avenue in the heart of Glengormley this property comprises modern office space on ground and first floors in a popular area. It is currently divided into offices by means of stud walls. It benefits from suspended ceilings, gas fired central heating, and is fully carpeted. The property is only a few minutes walk from the town centre. Extending to a Net Internal Area of 300.65 m² (3,236 sq. ft) of well-presented office space plus kitchen and separate male / female / disabled WCs.



ACCOMMODATION

Comprising ground floor office space and additional storage plus accessibility WC. Currently subdivided by means of stud walls which could be removed.

Ground Floor Office space

83.71 m² (901 ft²) approx

TOILETS

Disabled WC and kitchen

First Floor Office space

216.93 m² (2,335 ft²) approx

Male / Female Wcs and kitchen

Total Office space

300.64 m² (3,236 ft²)

LEASE DETAILS

TERM

Five years or longer by negotiation

RENT

£18,000 per annum plus rates

RATES

We are verbally advised by the Valuation and Lands Agency that the NAV of the property is as follows:

Shop & Offices 1st £15,300

The rate in the £ 2020/2021 is 0.519426

Rates payable based on the above figures would be £7,947.22 per annum

VAT

May be charged on rent and outgoings but not currently

REPAIRS

The tenant will be responsible for all repairs.

INSURANCE

Tenant responsible for repayment of their share of building insurance premium.

SECURITY

Buzzer door security system, intruder alarm and electric shutter

VIEWING

Strictly by appointment with Macfarlane & Smyth. For further details please contact David Smyth or Andrew Smyth.

Energy Performance Certificate Northern Ireland

Non-Domestic Building

Area Electoral Office
1-3 Portland Avenue
NEWTOWNABBEY
BT36 5EY

Certificate Reference Number:
0224-2088-1930-5500-3003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 57 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	359
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	47.88
Primary energy use (kWh/m ² per year):	257.95

Benchmarks

Buildings similar to this one could have rating as follows:
21 If newly built
56 If typical of the existing stock

AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.