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# TO LET

## 14a Carnmoney Road, Glengormley, BT36 6HN

Former Bakery & Stores (Adjoining Safe Gas) of c. 1,281 sq ft (119 sq m) 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 Carrmoney 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.

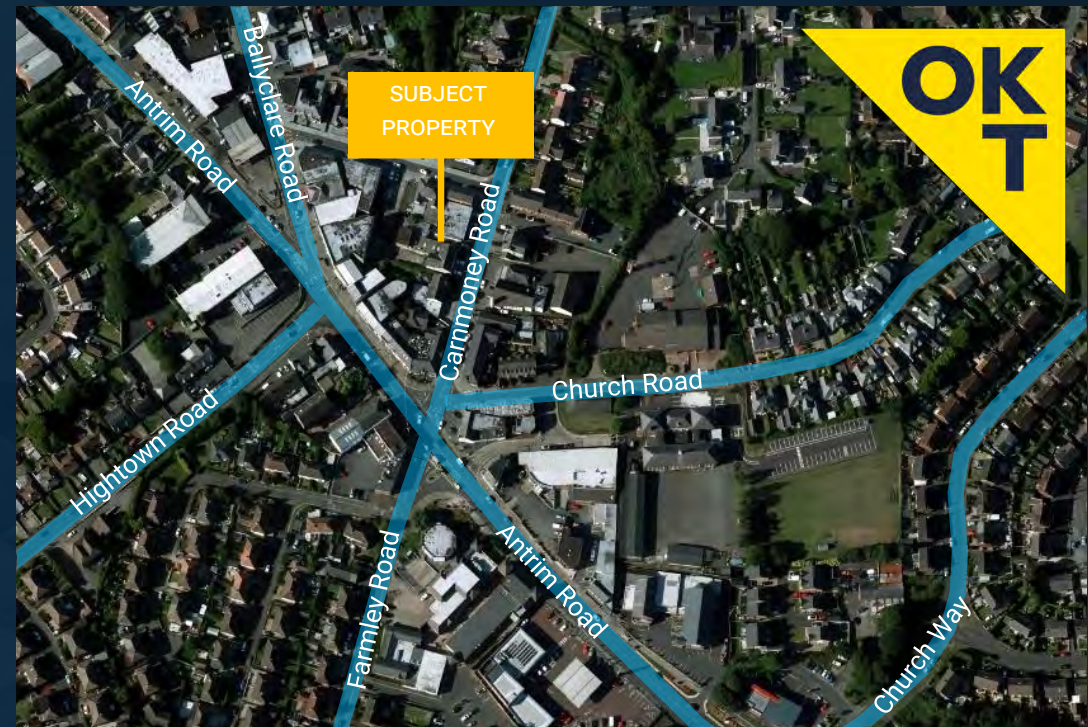
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
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		
<b>FIRST FLOOR</b>		
Store	c. 36sq m	389 sq ft
WC		
<b>TOTAL ACCOMMODATION</b>	c. 119sq m	1,281 sq ft

## 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/uksi/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



# LEASE DETAILS

RENT: £6,750 per annum  
 TERM: Negotiable, subject to periodic upwards only rent reviews  
 REPAIRS / INSURANCE: Full repairing and insuring lease  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

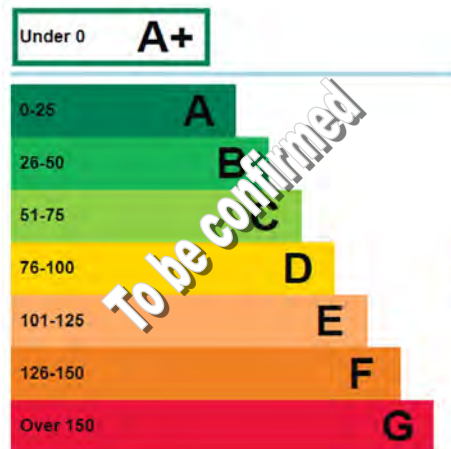
## NAV (RATES PAYABLE)

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](mailto:iain.mccabe@okt.co.uk)

**O'CONNOR KENNEDY TURTLE**

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