



## Unit 3, 183 - 185 Ballyclare Road, Newtownabbey, BT36

£375 Per Month



Exciting opportunity to rent a ground floor commercial premises, extending to c.260 sq ft, occupying a prominent position fronting the Moss Road, just off the Ballyclare Road, Newtownabbey.

Located on the junction of Ballyclare Road and Moss Road, the subject property is positioned on the periphery of Glengormley village, in close proximity to the main retail pitch with a dense residential population in the surrounding area.

The position of the subject property provides good transport links via main commuter networks and public transport routes, with Belfast approximately 8 miles south, Larne Port approximately 15 miles north-east, and Belfast International Airport approximately 12 miles west.

The premises comprises aluminium framed, double glazed front door with electric roller shutter door over, main studio/retail unit/office suite, rear hall, kitchenette/store (kitchen units or appliances not provided by the landlord), and furnished cloakroom with two piece suite.

The property further benefits from single phase electricity supply, plastered internal walls, and mains water supply.

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Early viewing highly recommended to avoid disappointment.



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