



## 178 Antrim Road, Newtownabbey, BT36 7QZ

£700 Per Month

Unique opportunity to rent a ground floor commercial premises, extending to c.500 sq ft, occupying a prominent position fronting the Antrim Road, Newtownabbey, and until recently, has been utilised for a popular and profitable hairdresser business.

The previous business attracted a very loyal customer base, further enhanced by a prime trading position, and the dwelling is being tendered for rent due to our clients' desire to pursue a new career.

The Antrim Road is a main arterial route in Newtownabbey/North Belfast and is well served by public transport, with the surrounding locality characterised by a mix of commercial and high density residential development.

The subject premises comprises private entrance door leading into the main retail unit/studio, rear utility hall, office/store room, kitchenette, and furnished cloakroom with two piece suite.

The property further benefits from single phase electric, plastered and painted walls, gas heating, generous electrical specification throughout, space for parking two cars, and available for occupation immediately.

We are advised by Land & Property Services that the NAV is £3,950.00, resulting in rates payable for 2024/25 of approximately £2,233.05 (excluding SBRR).

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



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