COLIN GRAHAM RESIDENTIAL

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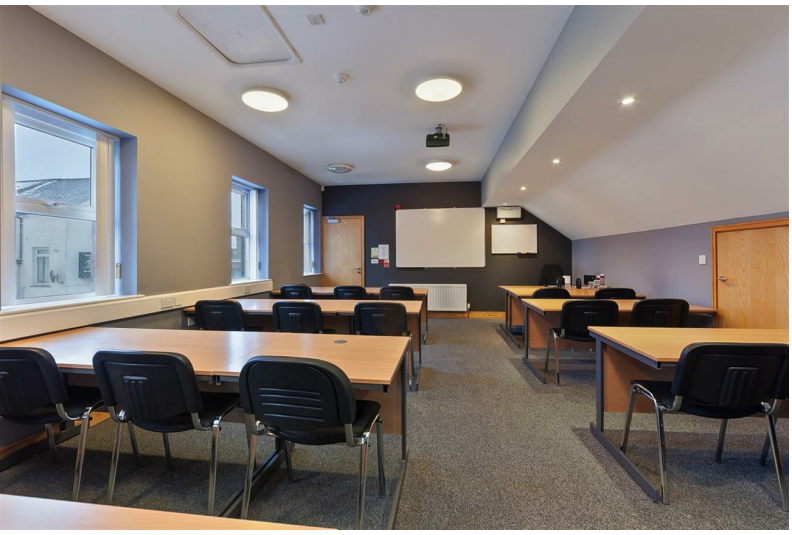
Unit 6, 21-23 Carnmoney Road, Newtownabbey, BT36 6HL

- First Floor Commercial Premises
- Prominent Location Off Carnmoney Road
- Refurbished and Modernised
- Dedicated Parking Space
- EPC Rating: C53
- Property Extending To c.500 Sq Ft
- Spacious Retail Unit / Studio / Office Suite
- Furnished Cloakroom
- Gas Heating; PVC Double Glazed Windows
- Ready For Immediate Occupation

Offers Over £59,950

EPC Rating



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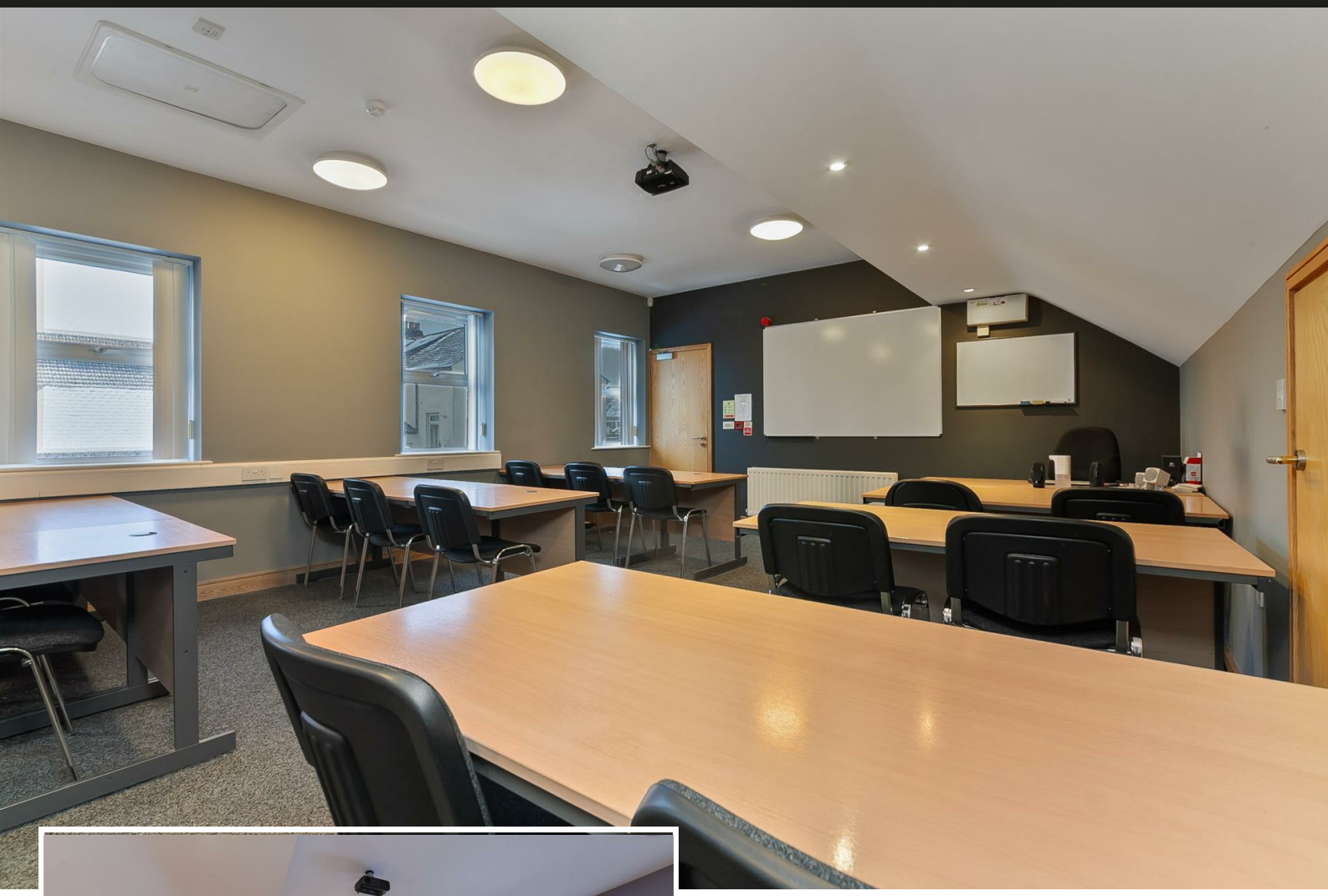

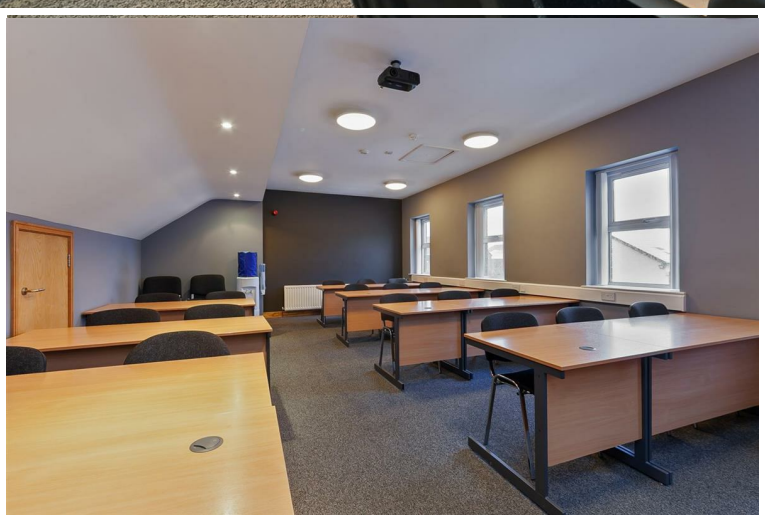

PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Hardwood front entrance door. Tiled floor. Return stairwell leading to first floor. Sensor lighting.

FIRST FLOOR

COMMUNUAL LANDING

Tiled floor. Double glazed picture window. Oak veneer entrance door leading into:

MAIN RETAIL UNIT / STUDIO / OFFICE SUITE 26'11" x 16'6" (wps)

Plastered and painted walls. Carpet floor covering. Lighting and radiators. Ethernet points and generous electrical specifications. PVC double glazed windows. Access into floored eaves storage and roof space.

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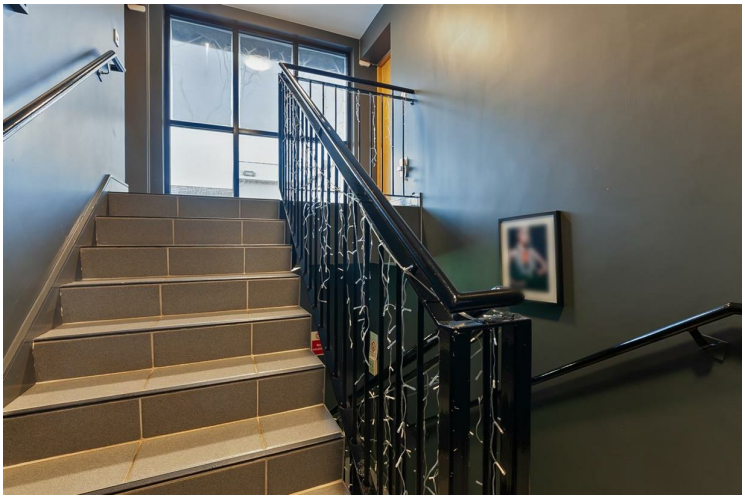

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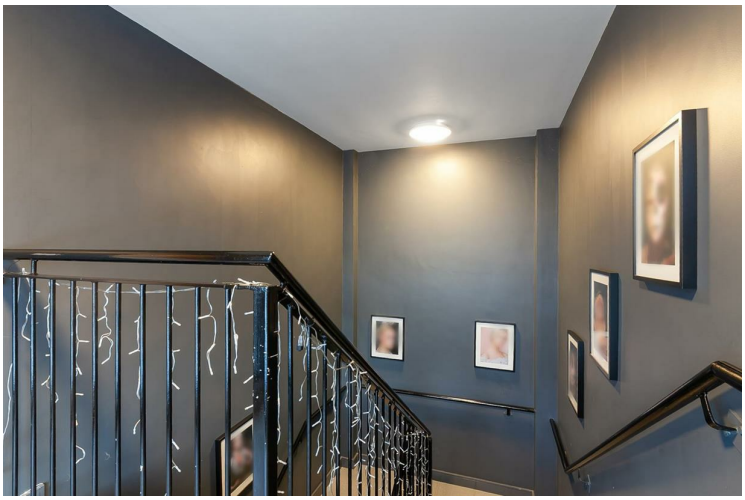


FURNISHED CLOAKROOM

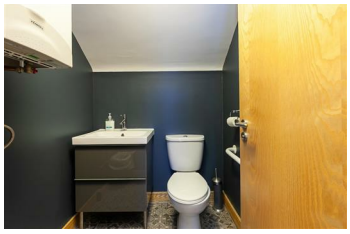
White, two piece suite comprising vanity unit with wash hand basin and push button, low flush WC. Gas fired central heating boiler. Tiled flooring.

EXTERNAL

Access to one dedicated parking space, set to the rear of Café Cuisine.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

The unit's current designated purpose is passed for 'Retail and Financial/Professional Services' and, if required, it will be the responsibility of the new owner to apply and obtain for a change of use to suit their needs and comply with planning legislation administered by the local council. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



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...WE SELL COMMERCIAL

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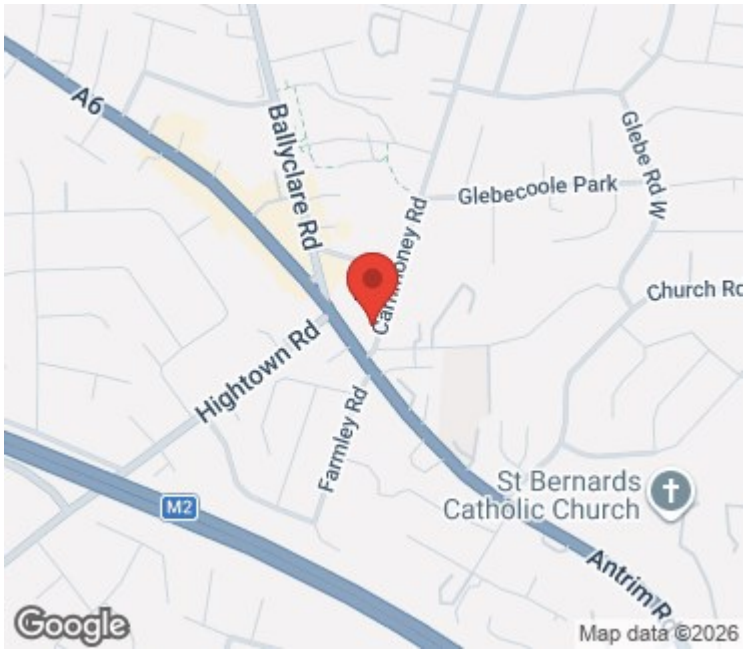
Exciting opportunity to purchase a contemporary first floor commercial premises extending to c.500 sq ft, occupying a prominent trading position situated off the Carnmoney Road, Newtownabbey.

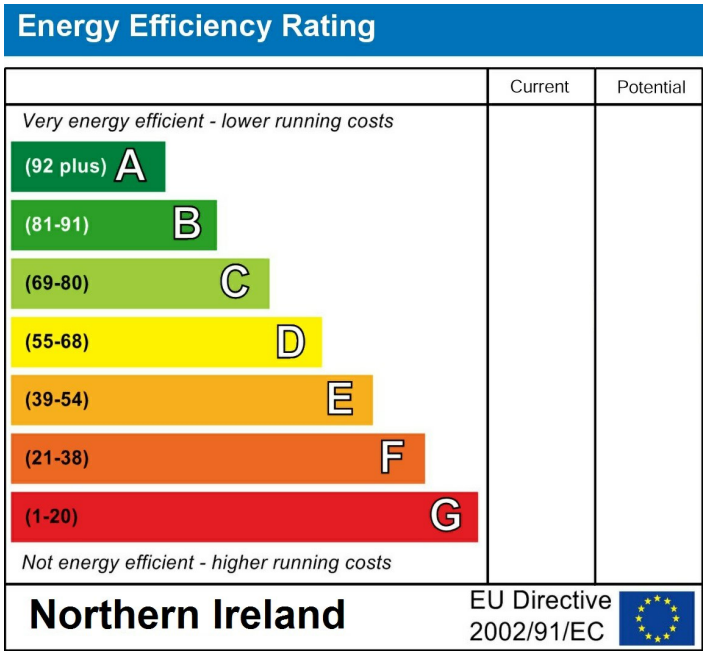
The property has been modernised over recent years and accommodation comprises communal entrance hall with stairwell leading to first floor landing, main retail unit/studio/office suite, and furnished cloakroom with white two piece suite. Externally, there is access to one dedicated parking space, set to the rear of Café Cuisine.

The premises is fully fitted out to a very high standard to allow any new buyer the ability to trade immediately and benefits from plastered and painted walls, ethernet points, floored eaves storage, mains water supply, generous electrical specification, gas fired central heating, and PVC double glazed windows.

The property is currently utilised as a training office suite, further enhanced by a prime trading position on a main arterial route, and is being tendered for sale due to our clients´ desire to downsize.

Rarely do commercial premises of this standard come onto the market, and we therefore strongly advise early viewing to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Belfast Telegraph PROPERTY AWARDS 2018 in partnership with Electric Ireland

Belfast Telegraph PROPERTY AWARDS 2019 in partnership with Electric Ireland

Shortlisted The Negotiator Awards 2018

Shortlisted The Negotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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