

# TO LET

Retail Unit

Unit 2 Hibernia Street, Holywood BT18 9JE



**This is a really smart unit presented in turnkey finish, ideally suited to retail fashion, located in the heart of this busy town centre.**

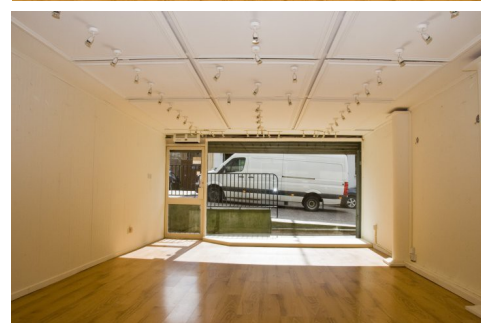
**Situated just off the High Street in a block of 3 retail units within the Stewart Miller building, this is an opportunity to open a niche ground floor business at an affordable rent.**

**The shop has an overall area of some 530 sq.ft. and features include: electric roller shutters; aluminium shop front with large display window; extensive spot lighting; substantially timber panelled walls; vinyl flooring.**

## SIZE

Ground Floor	Shop	378 sq.ft.	(35.2 sq.m.)
	Changing Room	52 sq.ft.	(4.8 sq.m.)
	Kitchen	16 sq.ft.	(1.5 sq.m.)
	Store	43 sq.ft.	(4 sq.m.)
	Rear bin entrance		

**RENT**                      **£7,950 per annum**

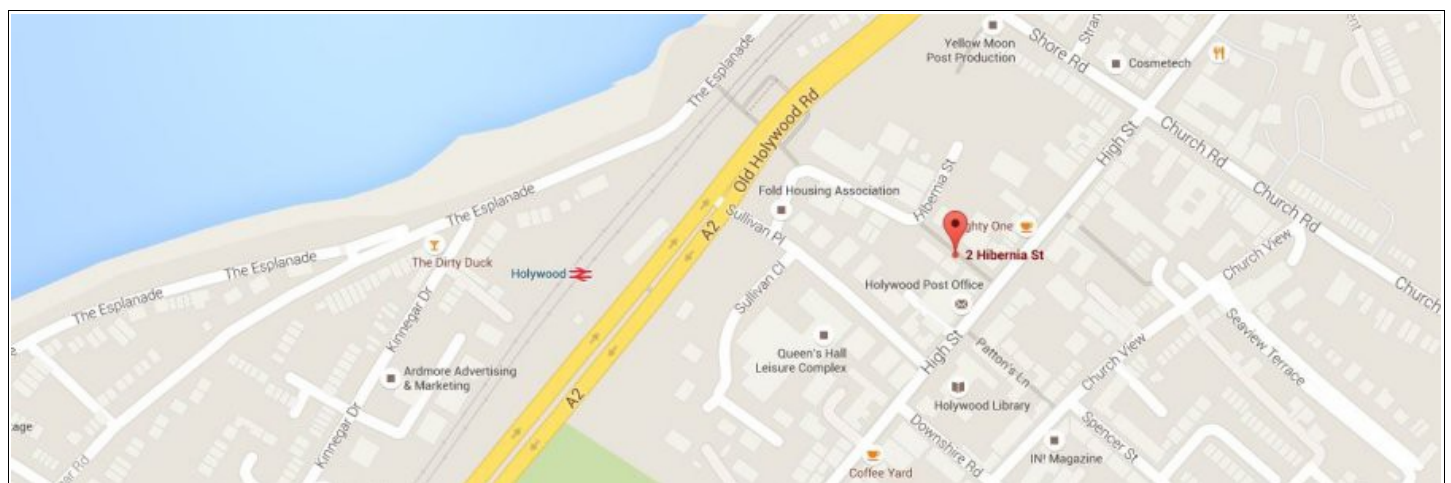
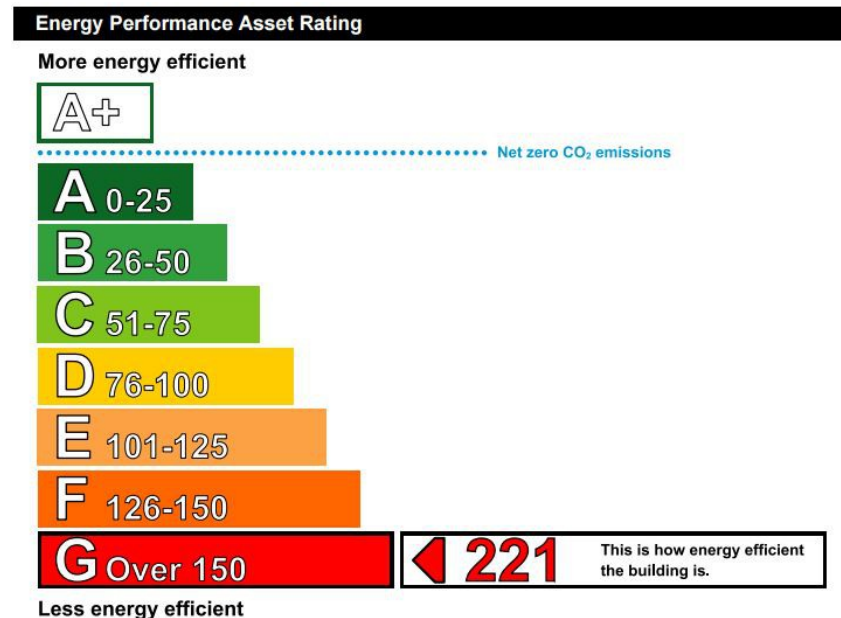


54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: [dee@trcommercial.com](mailto:dee@trcommercial.com)

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VAT	Not applicable to the above	
LEASE	5 years minimum on a full repairing and insuring basis	
RATES	NAV	£7,000
	Rates payable 2016/2017	£3,007.82
	(taking into account the small business relief of 20%)	
EPC	G-221	
VIEWING	By appointment with sole agents	028 9042 4747



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