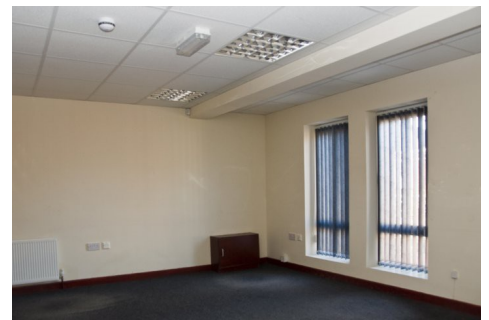


FOR SALE

Retail / Office Investment

114 High Street, Holywood BT18 9HW



A substantial retail and office building fully renovated around 2006 and situated in the heart of Holywood town centre.

The building offers a ground floor Pizza Takeaway let to a long established tenant together with 5 no self contained office units each of which contains their own kitchen facilities, gas fired central boiler and Cat 6 computer cabling.

The upper floor accommodation may also be suitable for conversion to small apartments, subject to planning.

SIZE

Ground Floor	Retail	430 sq.ft.	(40 sq.m.)
	Kitchen	69 sq.ft.	(6.4 sq.m.)
	Office Suite 1	294 sq.ft.	(27.3 sq.m.)
First Floor	Office Suite 2	268 sq.ft.	(24.9 sq.m.)
	Office Suite 3	398 sq.ft.	(37 sq.m.)
Second Floor	Office Suite 4	452 sq.ft.	(42 sq.m.)
Attic	Office Suite 5	236 sq.ft.	(21.9 sq.m.)

PRICE Offers in excess of £200,000

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

E-MAIL: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPS or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

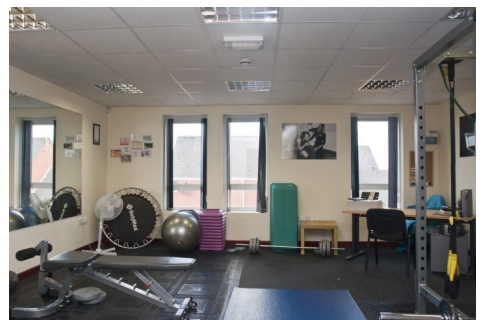
LEASES Ground Floor retail unit is let on lease which expires on 15 November 2017. Current rent is £8,500 per annum.

Unit 4 is let to Physique on a short term basis at a rent of £300/month.

There is additional income of £1,300 per annum from the advertising hoarding to gable.

EPC C-75

VIEWING By appointment with Sole Agents 028 9042 4747



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