

TO LET

Bright Self Contained Offices 121 High Street, Holywood BT18 9LG

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS



This property is situated in a visual and prominent location at the junction of High Street and Sullivan Place in the heart of the commercial section of this busy town.

The suite offers some 809 sq.ft. comprising generous reception area, three large offices, kitchen and separate W.C. The main front office offers superb views straight down Holywood High Street.

There is presently Economy 7 central heating. The Landlord will upgrade this heating system prior to occupation by the new tenant.

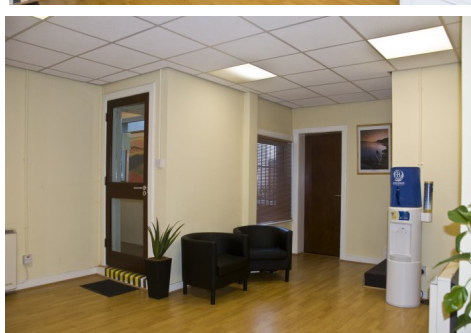
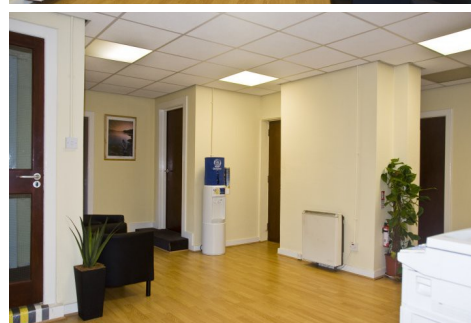
SIZE

Reception	279 sq.ft.	(24.8 sq.m.)
Offices	463 sq.ft.	(43.0 sq.m.)
Kitchen	67 sq.ft.	(6.2 sq.m.)

RENT **Offers in the region of £8,750 per annum**

VAT Not applicable at present

LEASE By negotiation with minimum 5 years



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.

SERVICE CHARGE Tenant will be responsible for payment of a service charge in respect of proportionate cost of maintaining the exterior of the building, cost of buildings insurance etc.

RATES NAV £6,550
Rates payable 2016/2017 £3,518.09

EPC G-277

VIEWING By appointment with Sole Agents 028 9042 4747

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

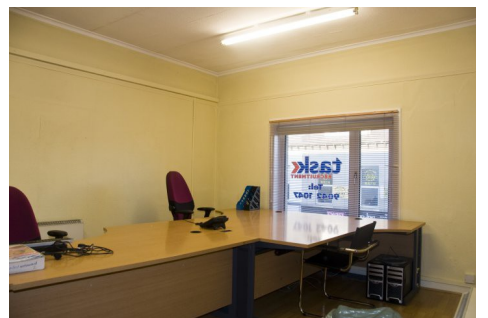
F 126-150

G Over 150

Less energy efficient

277

This is how energy efficient the building is.



54 High Street Hollywood 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.