

# TO LET

First / Second Floor Refurbished Offices  
58a High Street, Holywood BT18 9AE



These spacious offices, over 2 floors, are situated in the centre of Holywood's busy High Street, above the well known Skinner's Bakery.

The property comprises some 1,500 sq.ft. with bright large front offices, with Lough views. Great frontage for advertising your business, with gas fired central heating installed.

### SIZE

First Floor Offices	981 sq.ft.	(91.2 sq.m.)
Kitchen	67 sq.ft.	(6.2 sq.m.)
Ladies and Gents W.C.s		
Second Floor Offices	458 sq.ft.	(42.6 sq.m.)



**RENT**                      **£9,000 per annum**

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

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

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OUTGOINGS	Tenant responsible for rates and payment of Service Charge in respect of external maintenance, cleaning of Common Areas and Agent's Management Fees	
VAT	Property is not registered for VAT	
LEASE	3 years minimum	
RATES	NAV	£11,900
	Rates payable 2016/2017	£6,391.64
EPC	E-104	
VIEWING	By appointment with Commercial Office 028 9042 4747	
Co Agents	RHM Commercial Edward Court, St Anne's Square, Belfast BT1 2LR	



### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> 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

**104** This is how energy efficient the building is.



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