

# TO LET

Retail / Hot Food Carryout  
85 High Street, Holywood BT18 9AQ

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS



**A superb opportunity to rent an excellent retail unit in this busy dormitory town. Fully fitted for immediate use as a Hot Food Carryout or available for any type of retailer as required.**

- Modernised 2 storey building
- Prime location in central retail area
- Well fitted internally
- Fixture/fitings and equipment available for purchase, if required

## SIZE

Ground Floor	Retail	396 sq.ft.	(36.8 sq.m.)
First Floor	Offices / Prep Ladies & Gents W.C.s	328 sq.ft.	(30.5 sq.m.)
Outside	Bin Storage		

**RENT**      **£13,500 per annum**

**VAT**      May be applicable to above

**RATES**      NAV      £10,300  
Rates payable 2016/17      £5,532.26

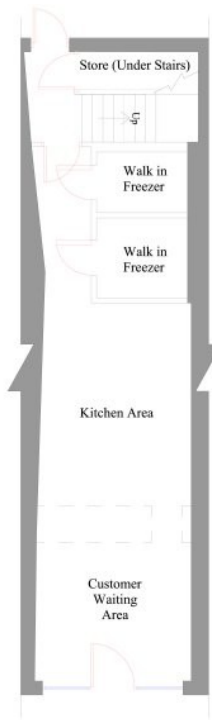
**LEASE**      10 year lease; 5 year review



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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Ground Floor Plan



First Floor Plan



**REPAIR** Full repairing lease by tenant

**INSURANCE** Tenant is responsible for the refund to the Landlord of the cost of Buildings Insurance

**EQUIPMENT:** The fixtures / fittings available include:

1. Frymaster Deep Fat Fryer
2. Chip Dump
3. Bain Marie
4. Hot Plate
5. 2 Large Walk-In Fridges

These are available to purchase at a cost of **£3,500**

**EPC** D-76

**COMMENCEMENT** Available 1 December 2015

**VIEWING** By appointment with Sole Agents 028 9042 4747

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