

TO LET

Smart Retail / Office Unit
5 Sullivan Place, Holywood BT18 9JF



This is a deceptively spacious property, refurbished to include gas fire central heating and new alarm system. It is conveniently situated in Holywood's busy shopping hub, just off the High Street, with potential for a wide range of retail, office or ancillary uses.

SIZE Retail 640 sq.ft. (59.5 sq.m.)

Separate W.C.

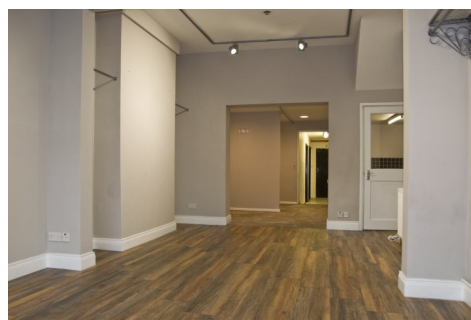
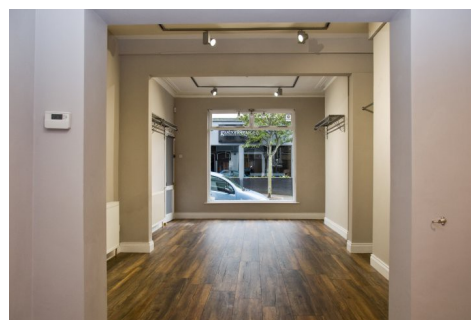
RENT £11,000 per annum

VAT The property is not registered for VAT therefore no VAT will be payable on the rent.

LEASE By negotiation subject to minimum of 3 years. Tenant will be responsible for internal repairs and shopfront

RATES NAV £6,100

Rates payable 2016/17 £3,276.39



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.

EPC

D-98

VIEWING

By appointment with Sole Agent 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

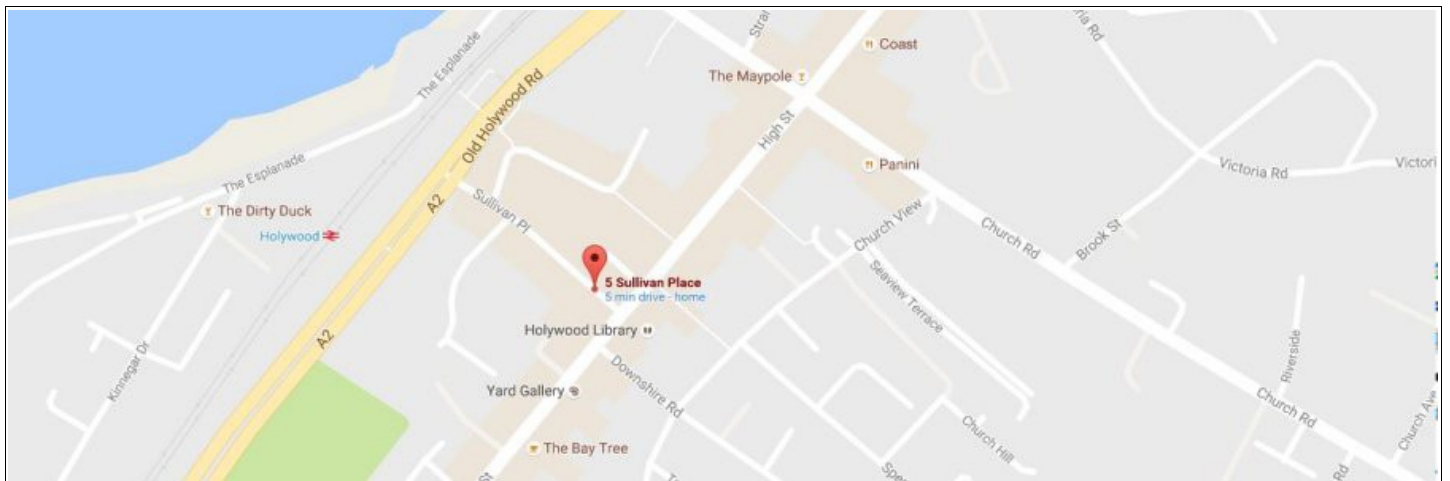
F 126-150

G Over 150

Less energy efficient

98

This is how energy efficient the building is.



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