

TO LET (following refurbishment)

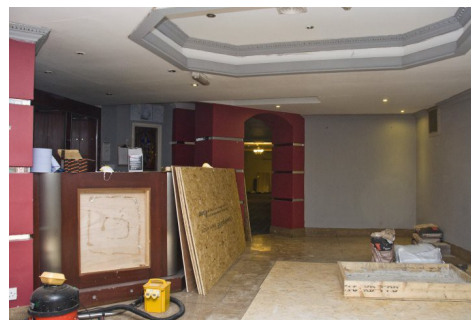
**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

Spacious Ground Floor Restaurant 51 High Street, Holywood BT18 9HW



Formally the “Ganges” restaurant, this large ground floor unit is situated in the heart of Holywood town centre close to the Maypole junction and opposite Tesco Express. The iconic building is presently in the process of a significant exterior refurbishment. The interior of the restaurant requires upgrading and a three month rent free period will be granted to assist an incoming tenant. The unit is being rented with the benefit of the existing fully fitted kitchen appliances.



RENT	£21,000 per annum	
VAT	Likely to be applicable to above	
LEASE	10 years with 5 year reviews	
REPAIR	Tenant to be responsible for interior repair and shopfront.	
SERVICE CHARGE	Tenant to be responsible for proportionate cost of exterior repair, redecoration, buildings insurance, agents management fees etc.	
RATES	NAV	£18,100
	Rates payable 2016/17	£9,721.25

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.

SIZE

Ground Floor

Spacious Entrance Porch	50 sq.ft.	(4.6 sq.m.)
Reception/Bar	492 sq.ft.	(45.7 sq.m.)
Restaurant	770 sq.ft.	(71.5 sq.m.)
Store	25 sq.ft.	(2.3 sq.m.)
Kitchen	275 sq.ft.	(25.6 sq.m.)
Pantry	67 sq.ft.	(6.2 sq.m.)
Ladies and Gents W.C.s		

1,679 sq.ft. (156 sq.m.)

EPC

To be advised

VIEWING

By appointment with Agent
028 9042 4747



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.