

TO LET

Unit 1

Hibernia Street, Holywood BT18 9JS



Formerly occupied by Ventnors, sandwich bar and café, this is a very smart and spacious unit located to the side of the Stewart Miller building in the heart of Holywood town centre.

The unit of some 552 sq.ft. is well presented and fitted with electric roller shutters, aluminium shop front, suspended ceiling with inset fluorescent lighting and tiled floor. Ready to open at minimum expense to the incoming tenant.

Situated beside two busy hairdressers this unit is ideal for a nail bar, beautician or for its previous use and is attractively priced for this central location.



SIZE

Ground Floor 552 sq.ft. (51.2 sq.m.)

Separate W.C.

RENT

£9,250 per annum

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.

VAT	Not presently applicable to the above	
RATES	NAV	£7,000
	Rates payable 2017/2018	£3,822.33
EPC	G-221	
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

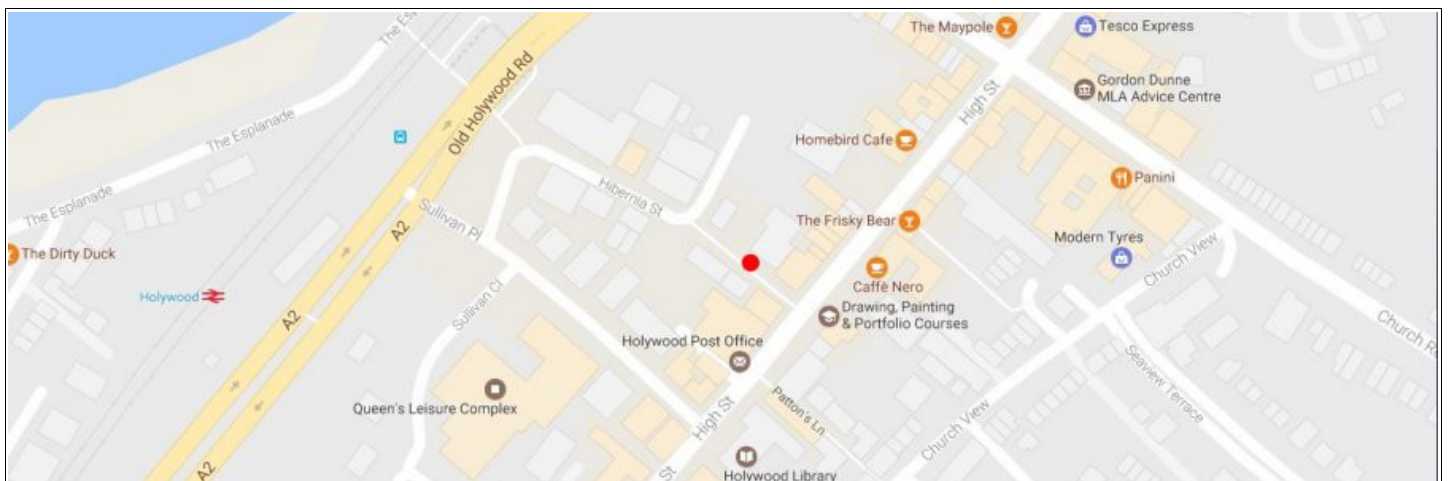
F 126-150

G Over 150

Less energy efficient

◀ 221

This is how energy efficient the building is.



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