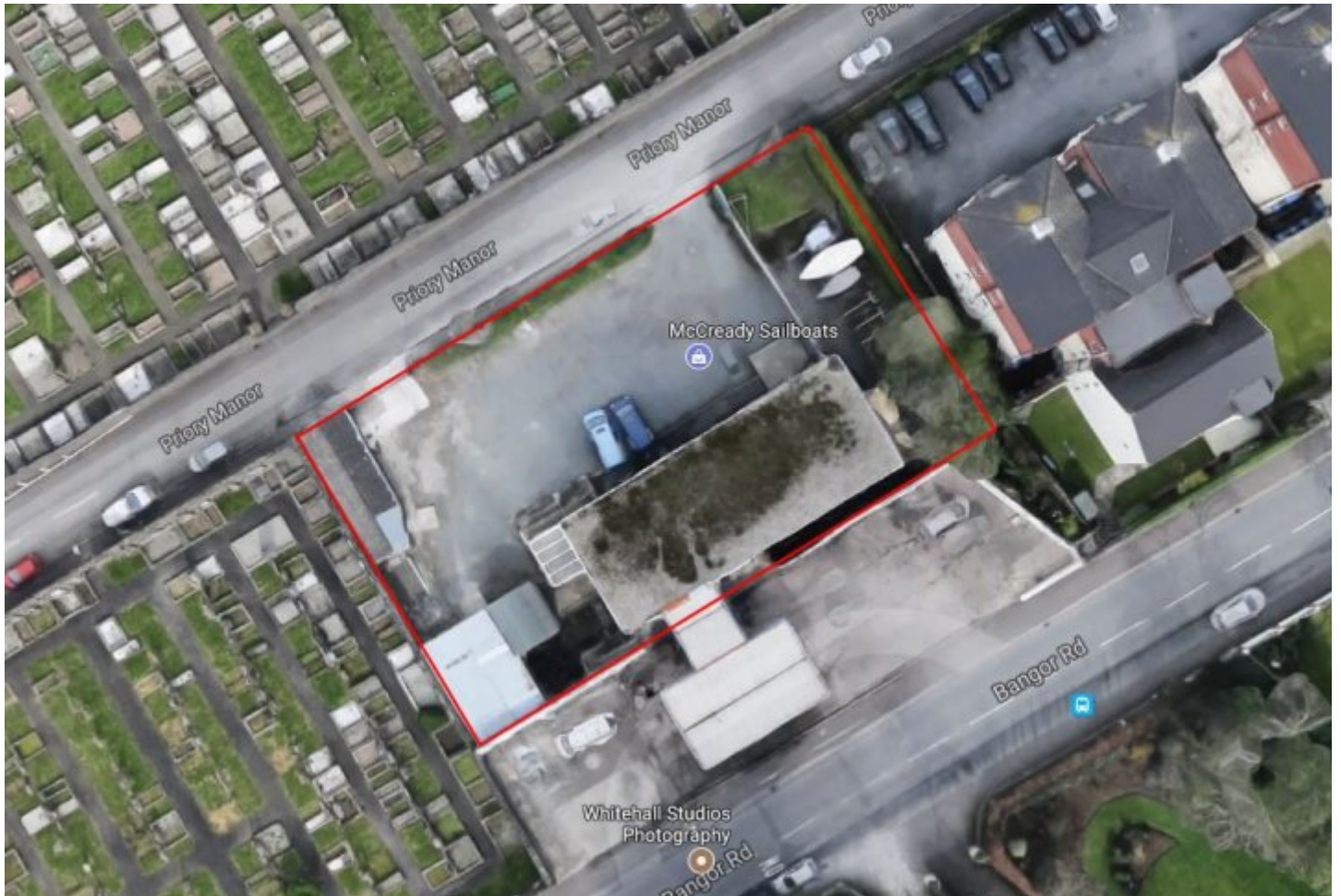


# FOR SALE

On the instructions of McCready Sailboats Ltd

## EXCELLENT DEVELOPMENT OPPORTUNITY

2 Priory Park, Holywood BT18 0LG



**PRICE:** Offers in the region of **£750,000**

This potential development site is located close to Holywood Town Centre and is within an area where there have been a number of modern apartment blocks constructed over recent years.

The existing buildings on the site are nearing the end of their natural lifespan. McCready Sailboats Ltd will be vacating prior to completion of the sale. Two other tenants are overholding from previous leases.



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

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

**SITE** Awaiting title map and site area from title deeds which are not yet with Solicitor. Site boundaries are readily identified on site and on identification plans within the brochure.

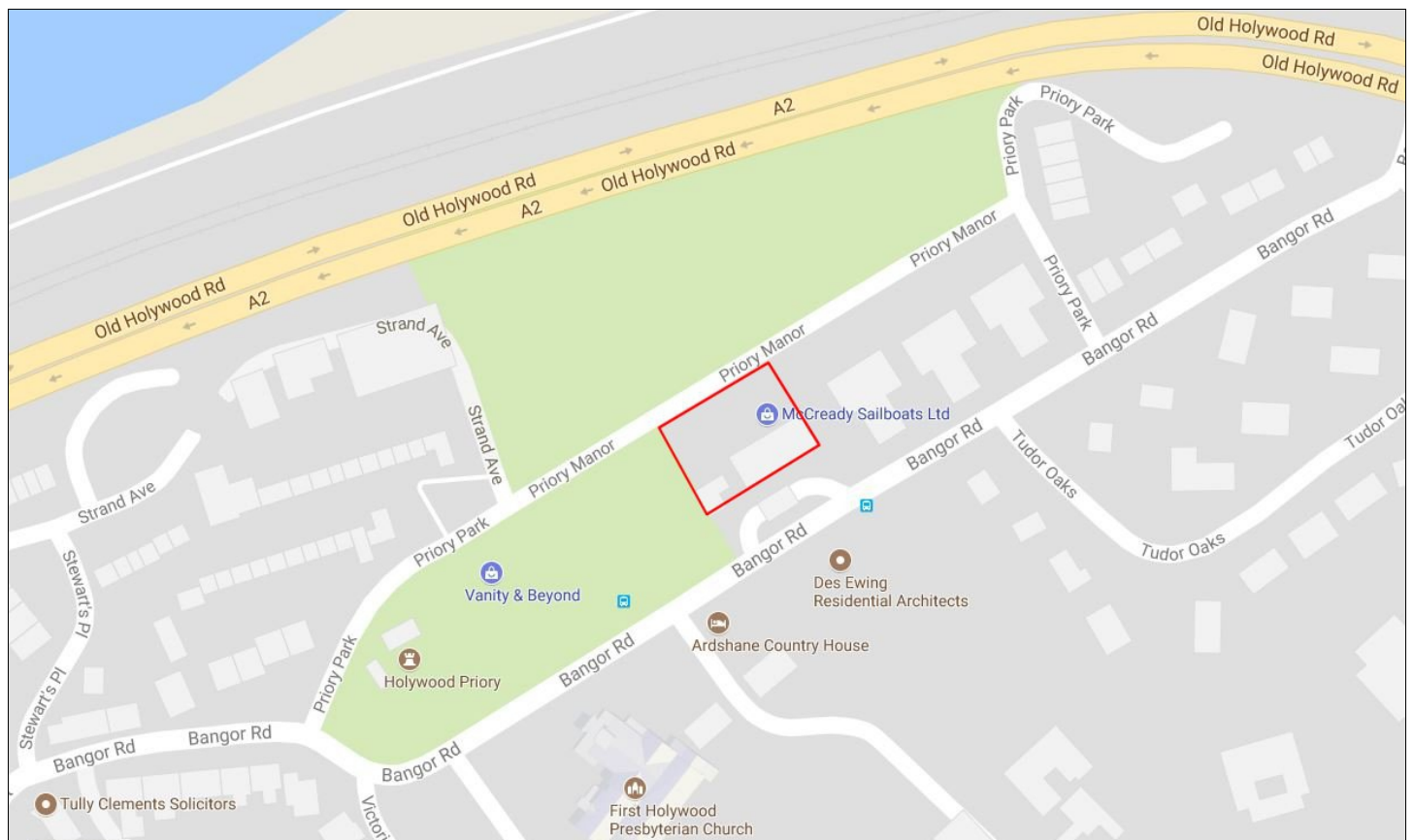
**PLANNING** No planning application has been made and to our knowledge there is no negative planning history on the site.

**LEASES** Tenant: Lorraine Maxwell  
Physiotherapy and Pilates Studio  
Holding over from lease ending 3 October 2015 at rent of £4,250 p.a.

Tenant: Nick Stevenson  
Store  
Holding over from lease ending 30 April 2017 at rent of £1,500 p.a.

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

**NOTE** If suitable, sale may be transacted by purchase of McCready Sailboats Ltd as a going concern.



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

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