

# TO LET

Spacious Modern Retail / Showroom Unit  
98-100 High Street, Holywood BT18 9HW



The former Danske Bank building is located in the centre of Holywood, adjoining the Coffee Yard and close to the heart of the prime retail area.

The property has recently been refurbished internally to provide generous open plan retail space with ancillary storage totalling approx. 2,700 sq.ft. The property also benefits from an ATM (presently out of commission).

## SIZE

Retail / Showroom	2,135 sq.ft.	(198.4 sq.m.)
Strong Room	282 sq.ft.	(26.3 sq.m.)
Store / Prep	186 sq.ft.	(17.2 sq.m.)
Office / ATM	88 sq.ft.	(8.2 sq.m.)
W.C.Accommodation		

Outside      Secure rear yard with delivery access via Downshire Road.

**RENT**      **£35,000 per annum**

**VAT**      May be applicable to the above, as required, but the building, we are advised, is not currently VAT registered.



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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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.

LEASE	10 years with 5 year review on F.R.I. basis	
RATES	NAV	£24,700
	Rates payable 2017/2018	£13,487.36
EPC	D-83	
VIEWING	By key accompanied with Agent	028 9042 4747
Co Agents	DTZ McCombe Pierce	028 9023 3455

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

83

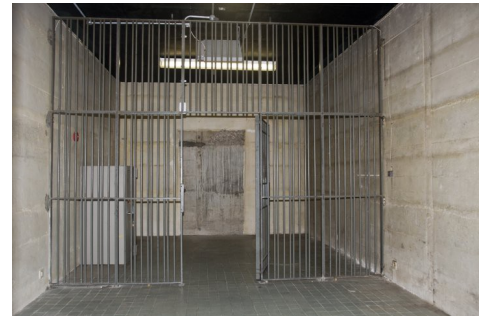
This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient



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