

FOR SALE

Ground Floor, First Floor Retail and Second Floor Studio Apartment
90 High Street, Holywood BT18 9HN



LOCATION

The Subject property is located on High Street Holywood, the main shopping thoroughfare for the town. Holywood is an affluent town in North Down, approximately six miles north-east of Belfast City Centre and on the shores of Belfast Lough. Neighbouring occupiers include The Coffee Yard, Subway, Holywood Library, Moods Flooring, Centra, Winemark and Solo Hair.

DESCRIPTION

The building is arranged as Ground Floor & First Floor Retail Accommodation plus Second Floor Studio Apartment with sea views. The property was extensively remodelled and tastefully refurbished by the current owners approximately eleven years ago. It is well finished at ground floor to include tiled floor with under floor gas heating, plastered and painted walls plus kitchen and WC. Currently trading as Artiqua Gift Shop, the premises will be sold with vacant possession. There is parking for one car to the rear of the property via double gates and shared access.

PRICE

We are instructed to seek offers around £275,000 exclusive of VAT.

TOTAL ACCOMMODATION

c. 1,434 sq.ft. (133.2 sq.m.)

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

e-mail: dee@trcommercial.co.uk

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ACCOMMODATION

Ground Floor		
Retail	c. 401 sq.ft.	(37.3 sq.m.)
Rear Office / Storage / Kitchenette	c. 126 sq.ft.	(11.7 sq.m.)
WC		
First Floor		
Front Retail	c. 282 sq.ft.	(26.7 sq.m.)
Rear Retail	c. 157 sq.ft.	(14.6 sq.m.)
Second Floor		
Studio Apartment	c. 463 sq.ft.	(43 sq.m.)
TOTAL ACCOMMODATION	c. 1,434 sq.ft.	(133.2 sq.m.)

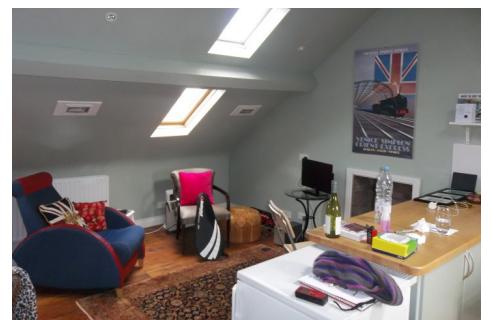
With parking for one vehicle to the rear

RATES	NAV	£9,400.00
	Rates payable 2018/19	£4,191.45
	(with SBRR)	

EPC Awaiting certificate

VAT All rentals quoted are exclusive of VAT, which may be chargeable

VIEWING By appointment with Sole Agent
028 9042 4747



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