

TO LET

Fully Fitted First Floor Restaurant (with splendid Lough views)
51A High Street, Holywood BT18 9HW



This is a large Restaurant with unrivalled views across Belfast lough situated in the heart of Holywood town centre, close to the Maypole junction, and opposite Tesco Express.

For many years it traded with great success as the Water Margin Restaurant. The building has now been substantially restored and refurbished inside and out. The subject property offers a superb bright restaurant of some 65/70 covers, offering an unrivalled vista across Belfast Lough. The restaurant includes a fitted bar / server, separate function room or waiting area and well appointed Kitchen.



Planning has recently been granted for a change of use of first floor to physiotherapy and pilates clinic.

SIZE

Ground Floor	Entrance Porch		
First Floor	Private Dining Room	194 sq.ft.	(18.0 sq.m.)
	Restaurant	905 sq.ft.	(84.1 sq.m.)
	Waiting Area	91 sq.ft.	(8.4 sq.m.)
	Kitchen	235 sq.ft.	(21.8 sq.m.)
Second Floor	Area 1 - Ladies and Gents Toilets; Equipment Room		
	Area 2 – Store	513 sq.ft.	(47.7 sq.m.)



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

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RENT	£24,500 per annum
VAT	Applicable to the above
LEASE	10 years with 5 year review
REPAIR	Tenant responsible for interior repair, decoration and shopfront
SERVICE CHARGE	Tenant to be responsible for proportionate cost of exterior repair, decoration, buildings insurance, agents management fees etc
RATES	NAV £11,800 Rates payable 2017/18 £6,443.25
EPC	D-81
VIEWING	Strictly by appointment with Sole Agents 028 9042 4747

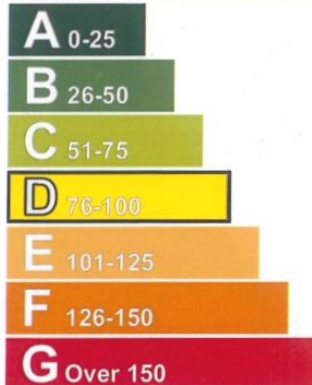


Energy Performance Asset Rating

More energy efficient



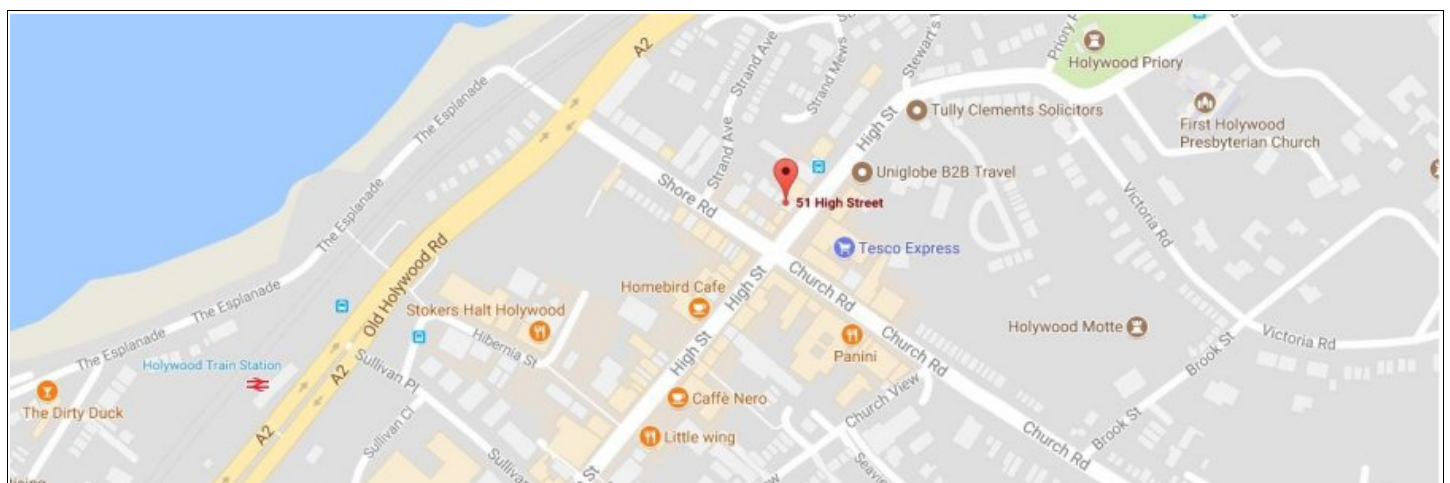
Net zero CO₂ emissions



81

This is how energy efficient the building is.

Less energy efficient



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