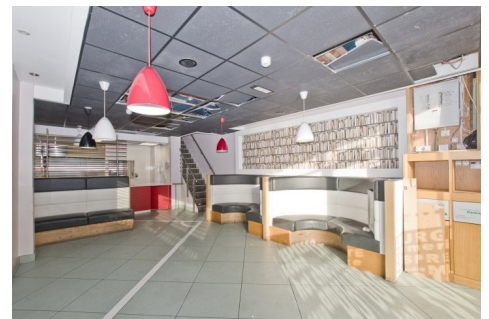


# TO LET

Café / Hot Food Takeaway  
18 Holywood Road, Belfast BT4 INT



This modern unit is situated in a visual and prominent site at the junction of Holywood Road and Westminster Avenue, close to the CS Lewis Square, Holywood Road Library, Arches Wellbeing Treatment Centre and the Greenway Walking / Cycling route.

The unit has traded, until recently, as a restaurant and takeaway for over 15 years. It has a modern aluminium shopfront and side window flooding light in to the front of the unit; modern electric roller shutters; electrically operated awning; suspended ceilings with pendant and inset fluorescent lighting. Shop area is ready for fit-out to tenant's design. The unit offers client seating of some 20/24 covers.



### SIZE

Ground Floor	Café / Servery	581 sq.ft.	(54 sq.m.)
	Prep / Kitchen	148 sq.ft.	(13.8 sq.m.)
	Staff W.C.		

First Floor	Office	62 sq.ft.	(5.8 sq.m.)
	Modern Ladies and Gents W.C.		

**RENT** Offers in the region of £11,950 per annum

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.

VAT	Currently not applicable	
LEASE	By negotiation subject to a minimum of 5 years	
RATES	NAV	£7,450.00
	Rates payable 2017/18	£4,415.47
EPC	C-71	
VIEWING	By appointment with Sole Agent 028 9042 4747	



### Energy Performance Asset Rating

More energy efficient

A+

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

A 0-25

B 26-50

C 51-75

71 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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.