

# TO LET

## Retail Unit

49B High Street, Holywood BT18 9AB



Formerly Mountain Trail, this is a centrally located shop unit of some 973 sq.ft. in an excellent position beside Café Brazilia and opposite Tesco Express.

The property now requires some upgrading and this is reflected in the moderate asking rent.

### SIZE

Shop	786 sq.ft.	(73 sq.m.)
Office	67 sq.ft.	(6.2 sq.m.)
Store	120 sq.ft.	(11.1 sq.m.)

**RENT** £12,000 per annum

**VAT** We are advised that VAT is not applicable to the above

**LEASE** Minimum 5 years  
 Tenant responsible for internal repair and shop front and a service charge in respect of the proportionate cost of: buildings insurance; water charges; cost of electricity to common areas and maintenance of common areas; external redecoration.



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

e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

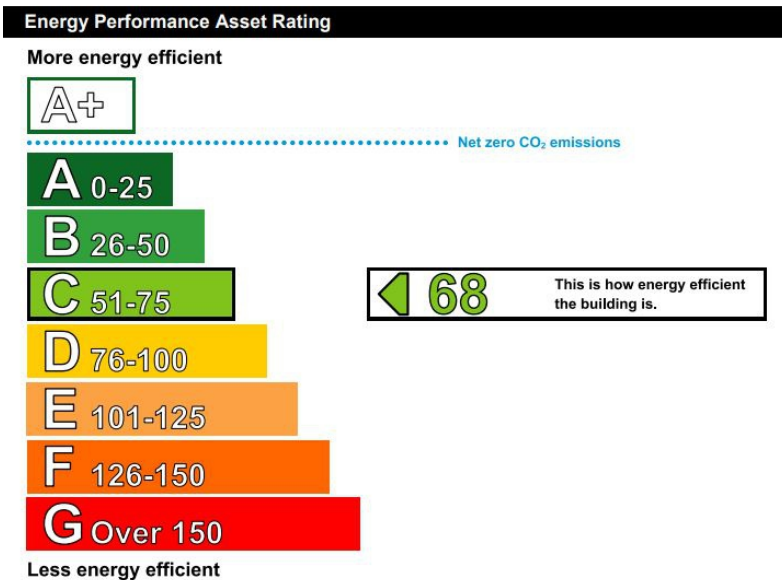
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**RATES** NAV £13,800  
 Rates payable 2019/20 with 20% SBRR £6,291.00  
 (interested parties should make their own enquiries)

**EPC** C-68

**VIEWING** Key accompanied by Agent 028 9042 4747



**54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: dee@trcommercial.co.uk**

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