

# TO LET

By way of Assignment

Retail Unit

18 Church Road, Holywood BT18 9BU



**This smart modern retail unit is situated in the heart of Holywood's prime shopping area, beside Urban Orchard and the Original Factory Shop, and adjoins a public car park. The shop trades as Chapter 35, a vibrant business selling vintage apparel, and is only available as the current proprietor is moving to the UK mainland for personal reasons. The shop is ready to walk in to with limited fit-out. Whilst shop is being offered with vacant possession for alternative use the owner will consider transferring the business to a suitable person if required.**



## SIZE

Ground Floor	Shop	496 sq.ft.	(46.1 sq.m.)
	Kitchen / Store	61 sq.ft.	(5.6 sq.m.)
	Separate W.C.		

Outside | no car parking space

## RENT

**As from 1 October 2018**

<b>Year 1</b>	<b>£11,500 per annum</b>
<b>Year 2</b>	<b>£12,000 per annum</b>
<b>Years 3-5</b>	<b>£12,500 per annum</b>



**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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VAT	VAT is applicable to rent and service charge	
TERM	5 years from 1 October 2018	
BREAK CLAUSE	Tenant may break lease on 30 September 2021 by giving 6 months notice of intention to do so.	
REPAIR	Tenant responsible for internal repair and shopfront.	
SERVICE CHARGE	Tenant responsible for payment of service charge in respect of a proportionate cost of exterior repair, decoration etc.. Detail available on request.	
GUARANTOR	Suitable Guarantor or deposit of £3,600 to be provided.	
RATES	NAV	£11,100
	Rates payable 2019/20	£6,325.19
EPC	C-62	
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

62

This is how energy efficient the building is.

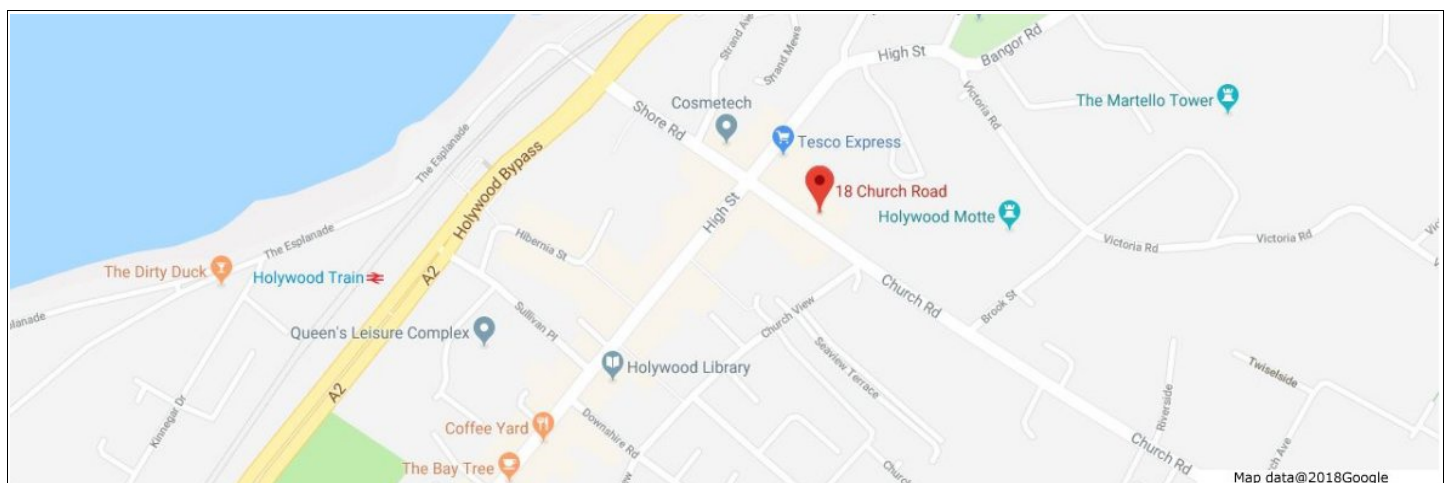
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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