

TO LET

Prime Retail Unit
62 High Street, Holywood BT18 9AE



This ground floor shop unit is situated in the centre of the busy shopping area of Holywood. The unit is deceptively spacious with some 986 sq.ft. of retail space plus ancillary areas, making the property suitable for a variety of uses other than the existing.

SIZE

| | | | |
|--------------|-------------|------------|--------------|
| Ground Floor | Retail Area | 986 sq.ft. | (91.6 sq.m.) |
| | Kitchen | 75 sq.ft. | (7.0 sq.m.) |
| | Staff Room | 63 sq.ft. | (5.9 sq.m.) |
| | Utility | 63 sq.ft. | (5.9 sq.m.) |

Separate W.C.

RENT **£17,500 per annum**



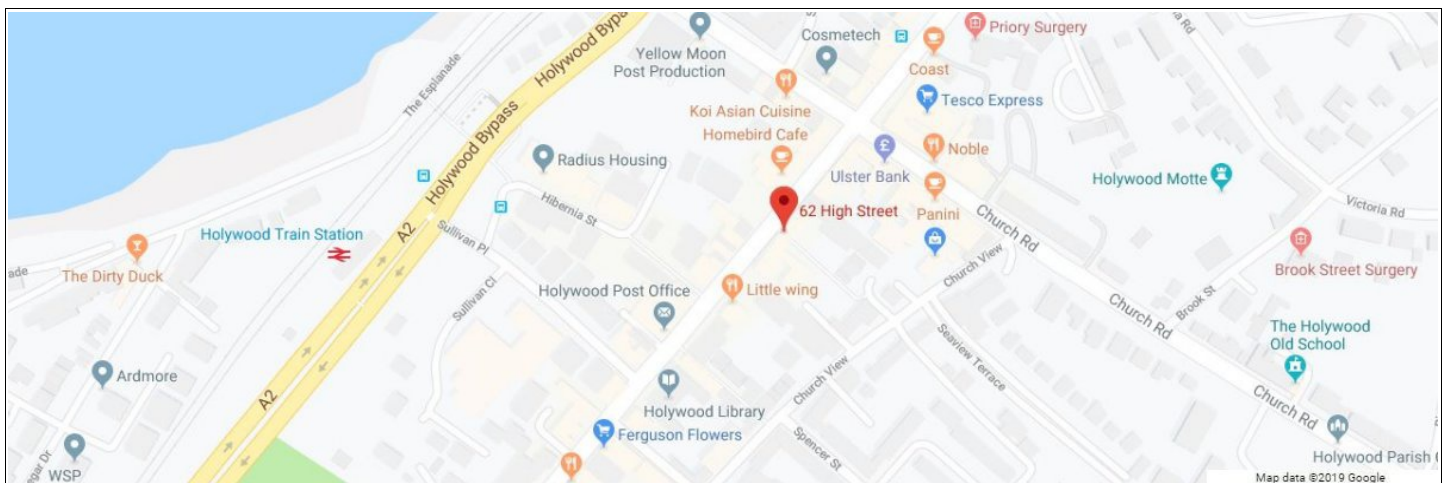
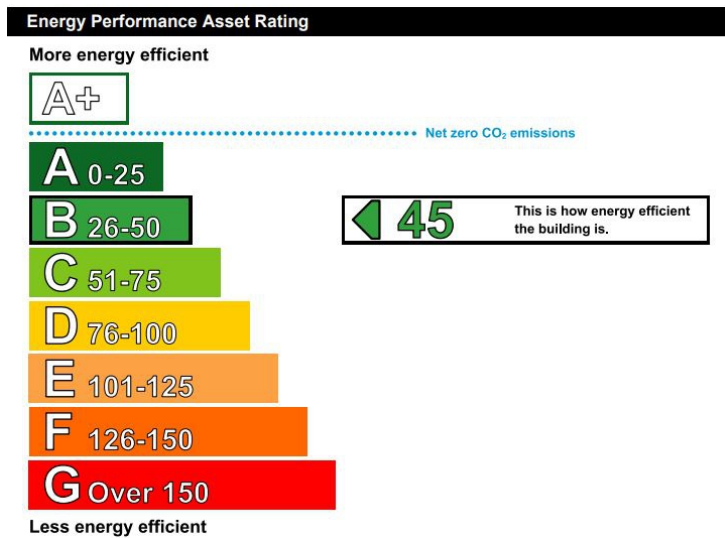
54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
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 TRC 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 | VAT is applicable to the above. | |
| LEASE | Negotiable subject to a minimum of 5 years on the basis of full internal repair by tenant | |
| SERVICE CHARGE | A service charge will be made to cover the proportionate cost of buildings insurance, exterior decoration and maintenance | |
| RATES | NAV | £13,500 |
| | Rates payable 2019/2020 | £7,692.80 |
| EPC | B-45 | |
| VIEWING | By appointment with Sole Agent 028 9042 4747 | |



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518. 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 Vendor or Lessors do not make or give TRC 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.

