

TO LET

Retail Unit and First Floor Offices
3 & 3a Sullivan Place, Holywood BT18 9JF
As one or two Separate Units



This terraced property is located just off the High Street, the busy shopping thoroughfare of Holywood. It comprises a bright open retail unit suitable for a variety of uses and a first/second floor suite of offices with separate access from Sullivan Place. The shop has a modern shopfront and the offices have recently been upgraded and redecorated. Gas fired heating installed.

RETAIL UNIT

Ground Floor	Retail Unit	343 sq.ft.	(31.8 sq.m.)
	Kitchen	27 sq.ft.	(3.4 sq.m.)
	Separate W.C.		

RENT

Offers around £9,750 per annum

OFFICE UNIT

Ground Floor	Separate entrance		
First Floor	Office 1	187 sq.ft.	(17.4 sq.m.)
	Office 2	92 sq.ft.	(8.6 sq.m.)
	Kitchen	22 sq.ft.	(2.0 sq.m.)
	Separate W.C.		
Second Floor	Office 3	179 sq.ft.	(17.4 sq.m.)
	Office 4	90 sq.ft.	(8.3 sq.m.)

RENT

Offers around £6,750 per annum



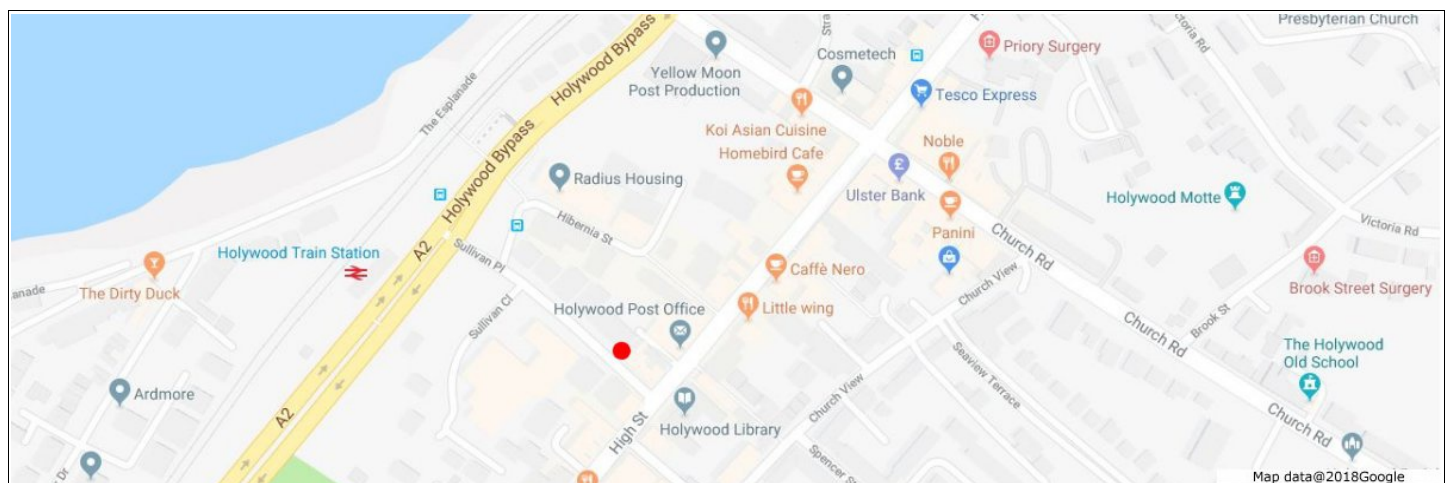
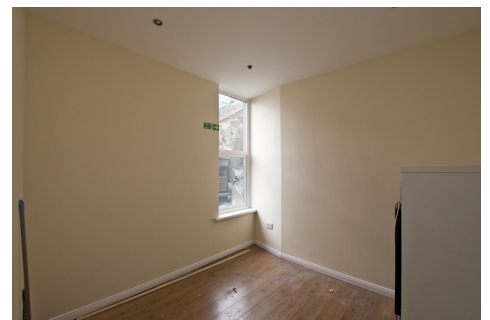
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e-mail: dee@trcommercial.co.uk

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VAT	Applicable to the above rentals	
RATES (Retail Unit)	NAV	£5,350
	Rates payable 2019/2020	£3,048.63
RATES (Office Unit)	NAV	£3,950
	Rates payable 2019/2020	£2,250.86
TERM	Minimum 3 years	
SERVICE CHARGE	Tenant responsible for service charge in respect of proportionate cost of interior, exterior repair, decoration, building insurance, agents fees etc.	
EPC	C-51	
VIEWING	By appointment with Sole Agents 028 9042 4747	



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