

FOR SALE

Substantial Retail / Apartment Building with/without Land to Rear
139 High Street, Holywood BT18 9LG



This excellent interlocked semi-detached building is situated in the heart of Holywood town centre, directly opposite a new retail and apartment development.

The property has a smart retail unit to the ground floor presently partitioned for its previous use of a multi-disciplinary Clinic.

The apartment has a separate access to the side via the gateway entrance and offers excellent accommodation, substantially modernised, with extensive views to the rear over Belfast Lough.

The property also benefits from car parking spaces to the front, a garage/store to the rear and basement storage. There is a further large strip of land to the rear included which runs towards the main road, as attached.



PRICE

**Offers in the region of £250,000 (without land)
Offers in the region of £310,000 (with land)**

VAT

We are advised that VAT is not applicable to the property

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.



RATES	NAV	£7,100.00
	Rates payable 2019/20	£4,045.84

SIZE

Ground Floor Retail

Reception and Consulting Room	272 sq.ft.	(25.3 sq.m.)
Consulting Room 2	134 sq.ft.	(12.6 sq.m.)
Rear Porch/Sun Room	88 sq.ft.	(8.2 sq.m.)
Shower Room and W.C.		

Apartment

Ground Floor Entrance Porch

First Floor Living/Kitchen Study

11'6" x 24'0"
6'0" x 10'5"

Second Floor

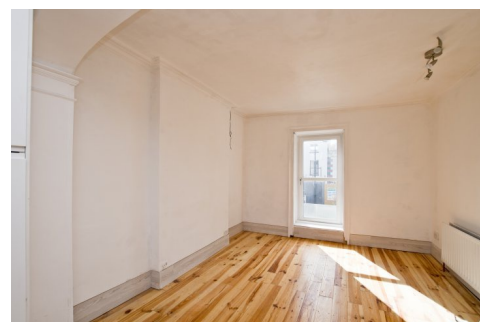
Bedroom 1	11'0" x 10'4"
Bedroom 2	10'4" x 12'0"
Bedroom 3	6'7" x 6'6"
Bedroom 4	6'3" x 8'3"
Bathroom and W.C.	

Lower Ground Floor

Basement area with restricted head height; plumbed for washing machine

Outside

3 no car spaces to front; Garage/Store approached from gateway entrance; Utility Room; paved seating area; Strip of land to rear as outlined on map attached hereto.



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EPC D-97

OTHER Murals within the building have been commissioned to enhance the building

Gas fired central heating is provided

VIEWING Strictly by appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

97

This is how energy efficient the building is.

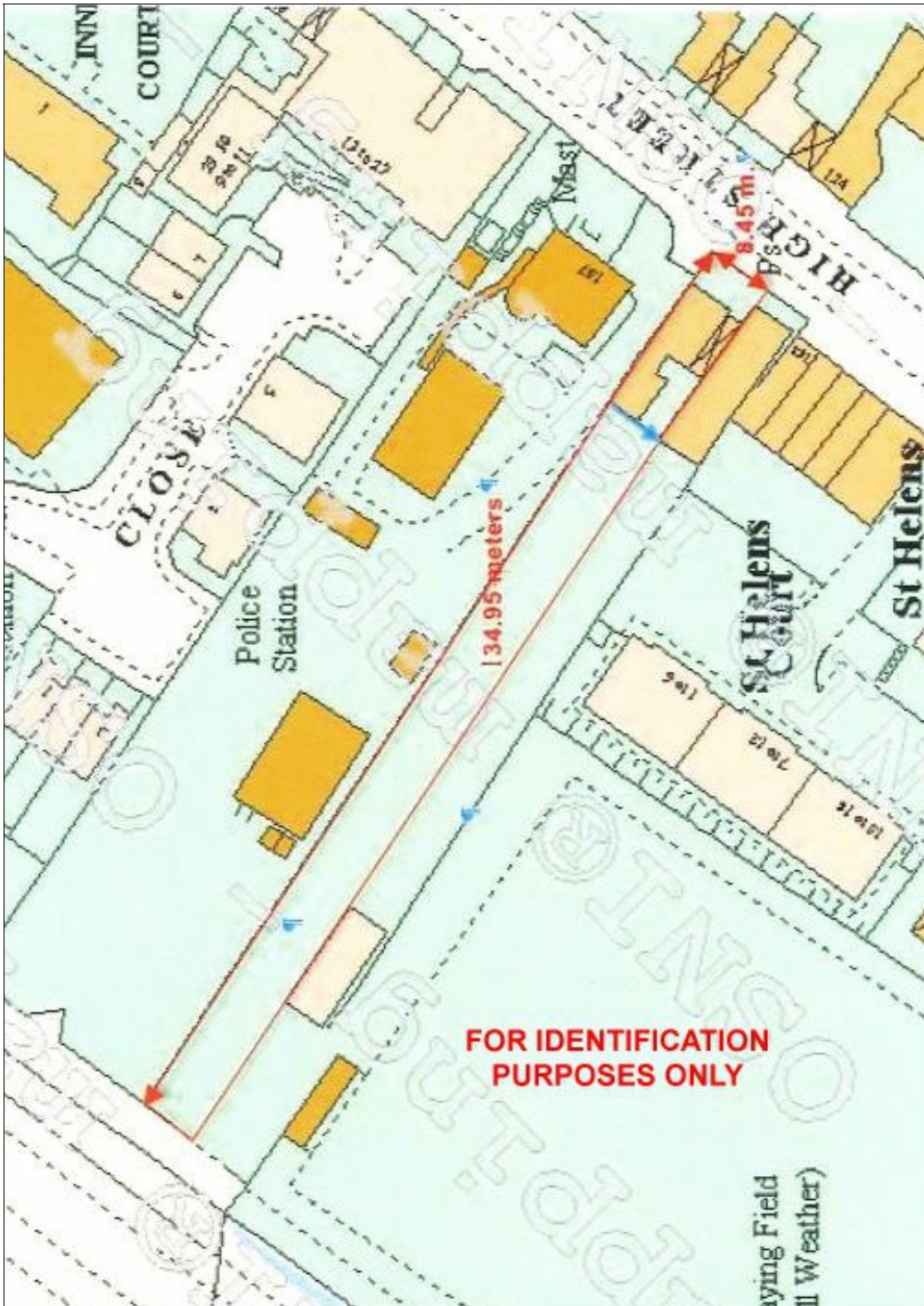


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