

TO LET

Studio Treatment Rooms Culloden Hotel and Spa, Cultra, Holywood BT18 0EX



BRING YOUR BUSINESS TO THE VERY BEST ADDRESS!

We are delighted to offer for rent two generous treatment rooms/ studio units which are attached to the fabulous Spa within the Culloden Estate.

The ideal occupants would work in conjunction with the Spa and the other service providers to enhance the existing health/wellbeing environment. Other occupiers presently comprise a Physiotherapist/ Acupuncturist and Glow Aesthetics who provide Botox and dermal fillers.

This is an ideal opportunity to take your business to a prestigious environment where new clientele is available from both the Spa and Hotel, not to mention the surrounding wealthy residential area.

Rent includes heat, light, rent, rates, buildings insurance and cleaning of communal areas and is offered on short licences of six months minimum.

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

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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.



SIZE

Studio 1 507 sq.ft. (47.2 sq.m.)

Studio 2 363 sq.ft. (33.7 sq.m.)

Shared kitchen and W.C. Facilities

Plentiful Car Parking

RENT Studio 1 £1,350 per month plus VAT

Studio 2 £1,000 per month plus VAT

EPC B-33

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

33 This is how energy efficient the building is.

C 51-75

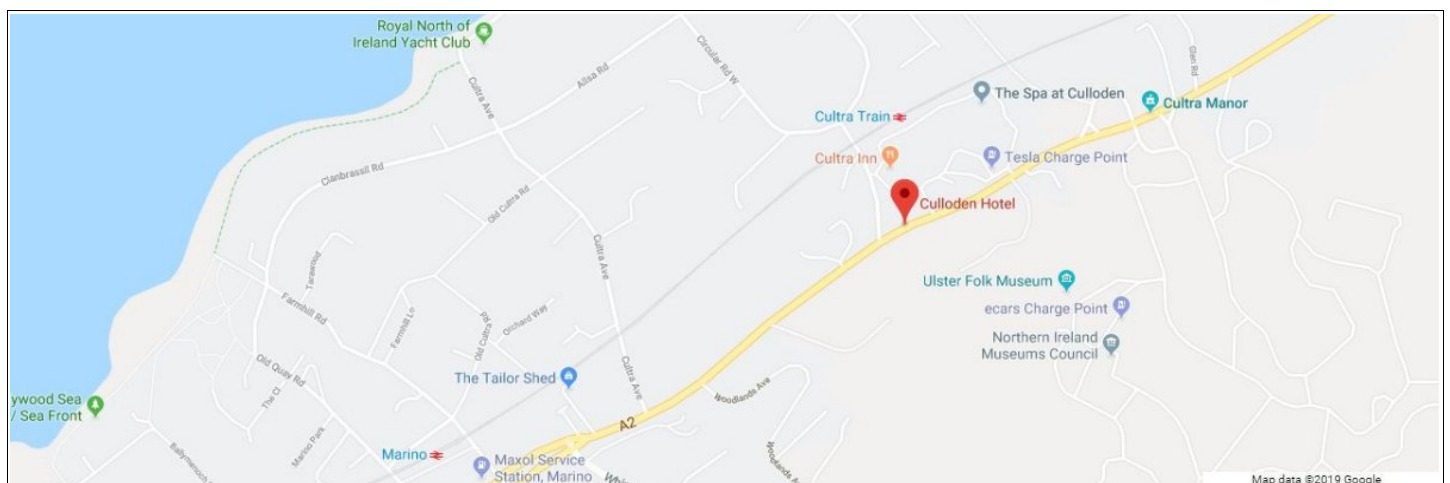
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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