

# TO LET

Spacious Retail Unit  
49B High Street, Holywood BT18 9AB



This is a deceptively large retail unit set in the heart of Holywood town centre close to Lekker Beauty, Soap & Suds and Café Brazilia.

Whilst currently used as a shop with ancillary stores it was formerly Lapamanzi, an iconic restaurant café and could easily be reconverted to this use.

Considering the size of the property it is being offered at a very competitive rent for this location.



### SIZE

Retail	472 sq.ft.	(43.9 sq.m.)
Kitchen	136 sq.ft.	(12.6 sq.m.)
Ladies & Gents W.C.'s		
Former Kitchen/Office	356 sq.ft.	(33.11 sq.m.)
Staff W.C. (disused)		



**RENT** £11,500 per annum

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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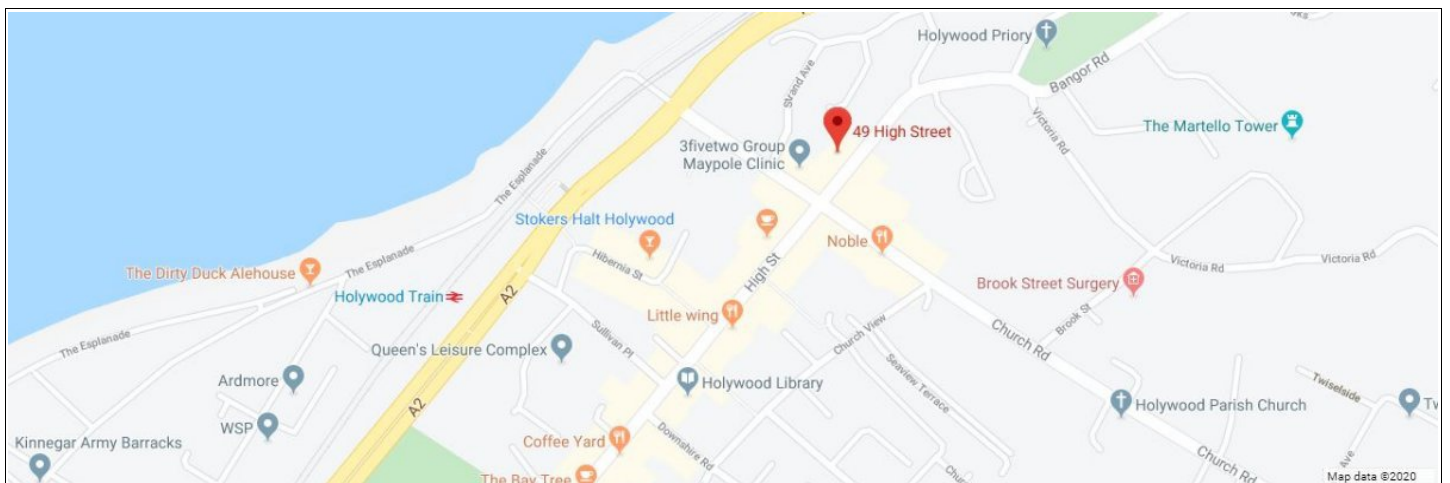
**LEASE** Minimum 5 years  
 Tenant responsible for internal repair and shop front and a service charge in respect of a proportionate cost of: buildings insurance; water charge; cost of electricity to common areas and maintenance of common areas; external redecoration.

**VAT** We are advised that VAT is not applicable to the above.

**RATES** NAV £10,700  
 Rates payable 2019/2020 £6,097.26

**EPC** E-104

**VIEWING** By appointment with Sole Agent 028 9042 4747



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