

FOR SALE

Hot Food Carryout and Upper Floor Accommodation 111 High Street, Holywood BT18 9AG



Situated in the prime retail heart of Holywood town centre this three storey mid terrace building has been used as a hot food carryout for many years.

The building now needs some refitting and upgrading. However most windows and main roof covering have been replaced in recent years. The upper floors provide a blank canvas which could provide additional rental income.

This is an excellent opportunity for an owner occupier or investor to obtain a High Street property at an attractive price which reflects the cost of works required.



SIZE

Ground Floor	Carryout	254 sq.ft.	(23.6 sq.m.)
	Kitchen/Prep	160 sq.ft.	(14.9 sq.m.)
First Floor	2 Rooms	200 sq.ft.	(18.6 sq.m.)
	Bathroom and WC	56 sq.ft.	(5.2 sq.m.)
Second Floor	2 Rooms	200 sq.ft.	(18.6 sq.m.)

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@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 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.



PRICE £110,000

VAT We are advised that the property is not registered for VAT

RATES The following details have been obtained from LPS website (purchasers should make their own enquiries)

NAV £8,950
Rates payable 2020/2021 £4,571.03
(rates holiday April-July not reflected in this)

EPC E-116

CONTACT Brian S Patterson MRICS 07767 442999

VIEWING 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

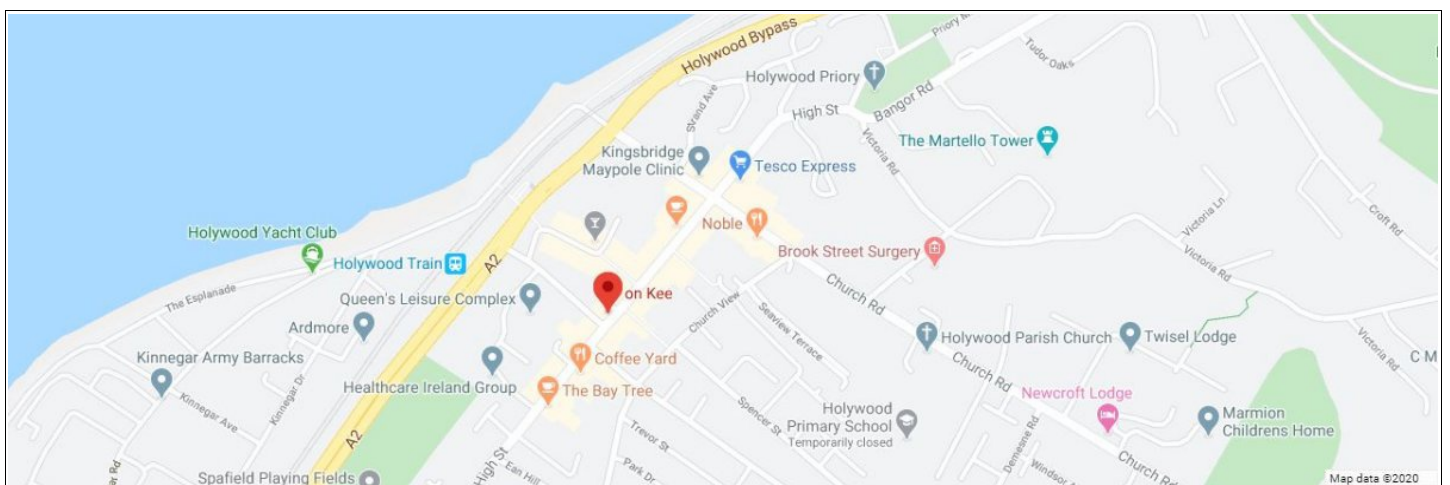
E 101-125

F 126-150

G Over 150

◀ 116 This is how energy efficient the building is.

Less energy efficient



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