

# TO LET

Prime Retail / Office Building  
93 High Street, Holywood BT18 9AQ



The property is situated in the heart of this bustling town beside Stewart Millers with a steady high footfall.

The building was renovated in 2015 for use as a Solicitor's office and thereby has the requisite planning for use as Solicitor, Estate Agent, Mortgage Broker etc. Alternatively it would be equally suitable for a Hairdresser, Beauty Therapist or pure Retail.

Accommodation is set on two floors with smooth plastered walls and ceilings, recessed diffused lighting and carpeted floors.



## SIZE

|              |                            |            |              |
|--------------|----------------------------|------------|--------------|
| Ground Floor | Reception / General Office | 255 sq.ft. | (23.7 sq.m.) |
|              | Kitchen                    | 130 sq.ft. | (12.1 sq.m.) |
| First Floor  | Office 1                   | 146 sq.ft. | (13.6 sq.m.) |
|              | Office 2                   | 106 sq.ft. | (9.8 sq.m.)  |
|              | Office 3                   | 80 sq.ft.  | (7.4 sq.m.)  |

Separate W.C.

**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto: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.

|                |  |                                    |
|----------------|--|------------------------------------|
| <b>RENT</b>    | <b>£13,000 per annum</b>   |                                    |
| <b>VAT</b>     | We are advised that VAT is not applicable to rent  |                                    |
| <b>LEASE</b>   | 5 years minimum  |                                    |
| <b>REPAIRS</b> | Tenant responsible for repair and maintenance of building and for refunding Landlord with cost of buildings insurance. |                                    |
| <b>RATES</b>   | NAV  | <b>£7,800</b>                      |
|                | Rates payable 2020/2021  | <b>£3,983.69 before deductions</b> |
|                | Note: retail and some other uses are rate free until 1 April 2021  |                                    |
| <b>EPC</b>     | F-143  |                                    |
| <b>VIEWING</b> | By appointment with Sole Agents on   | <b>028 9042 4747</b>               |
|                | or contact Brian S Patterson direct on   | <b>07767 442999</b>                |



### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

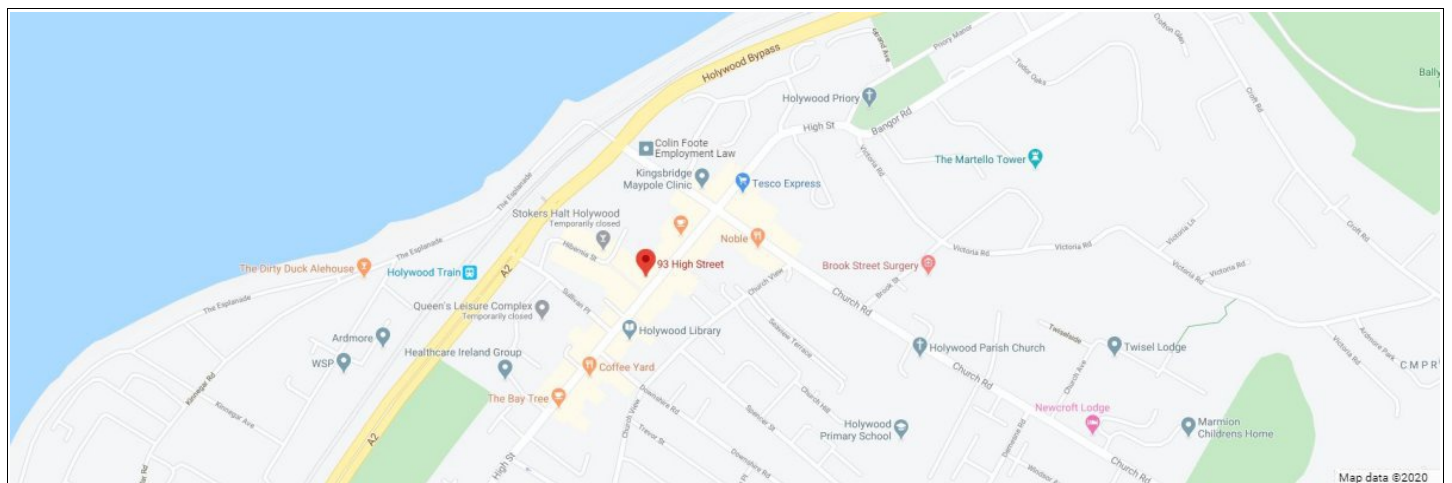
**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**143** This is how energy efficient the building is.



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