

TO LET

First Floor Office Suite c.629 sq.ft. (58.4 sq.m.)
33 Church Road, Holywood BT18 9BU



LOCATION

This is an excellent first floor office suite, located on Church road in the affluent County Down town of Holywood and directly opposite a large surface carpark. Neighbouring occupiers include Tesco, Urban Orchard, the Original Factory shop and LuLu Blu. Other office users in the vicinity include SPM Dawson Whyte, S Clarke Consulting, Message Pad and Field Fisher solicitors.

DESCRIPTION

Office suite in three rooms, offering well appointed accommodation in a town centre location. It is accessed via a communal entrance and lobby. It is finished to include a mixture of carpeted and laminate flooring, plastered and painted walls, with low voltage lighting and electric heating. It would suite a wide variety of office users. The layout offers ample social distancing for staff and visitors.



ACCOMMODATION

Office One	Front	c.180 sq.ft.	(16.7 sq.m.)
Office Two	Middle	c.107 sq.ft.	(9.9 sq.m.)
Office Three	Rear	c.342 sq.ft.	(31.8 sq.m.)
Plus WC			

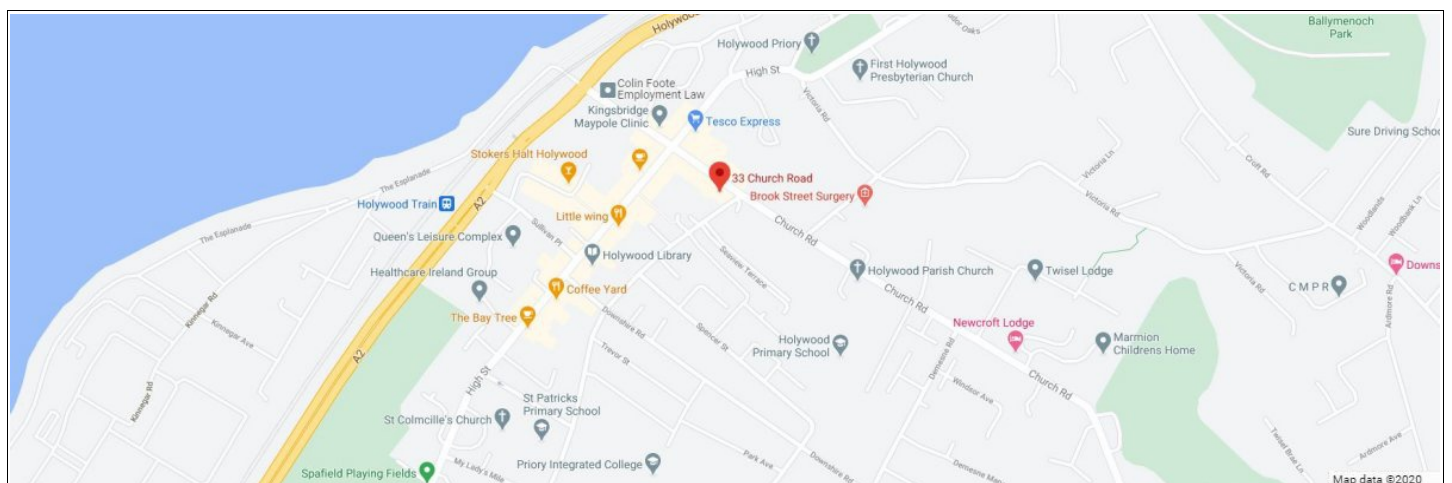
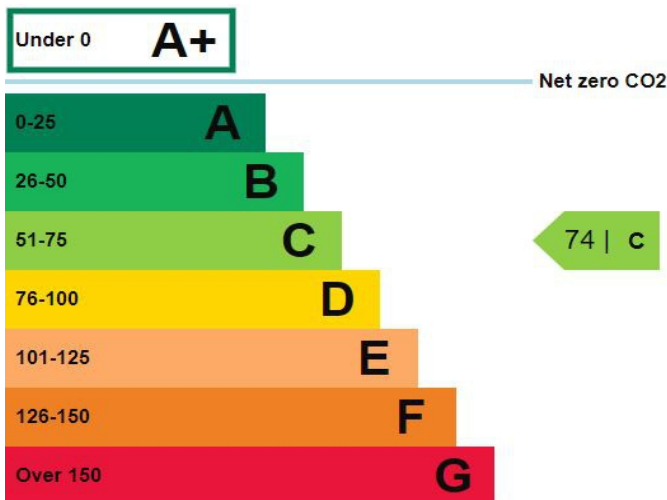
TOTAL ACCOMMODATION c.629 sq.ft. (58.4 sq.m.)

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

LEASE DETAILS

TERM	Minimum three years	
RENT	£7,000 per annum excl.	
REPAIRS/INSURANCE	Full Internal Repairing and Insuring basis plus proportion of building insurance	
VAT	Rental quoted is exclusive of VAT, which may be chargeable.	
RATES	NAV	£4,700
	Rates payable 2020/2021 with SBRR of 25%	£1,800
EPC	C-74	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518. 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.

