

RENT REDUCED

TO LET

Prime Retail Unit
62 High Street, Holywood BT18 9AE



This ground floor shop unit is situated in the centre of the busy shopping area of Holywood. The unit is deceptively spacious with some 986 sq.ft. of retail space plus ancillary areas, making the property suitable for a variety of uses other than the existing.

SIZE

| | | | |
|--------------|-------------|------------|--------------|
| Ground Floor | Retail Area | 986 sq.ft. | (91.6 sq.m.) |
| | Kitchen | 75 sq.ft. | (7.0 sq.m.) |
| | Staff Room | 63 sq.ft. | (5.9 sq.m.) |
| | Utility | 63 sq.ft. | (5.9 sq.m.) |

Separate W.C.

RENT **£14,000 per annum**

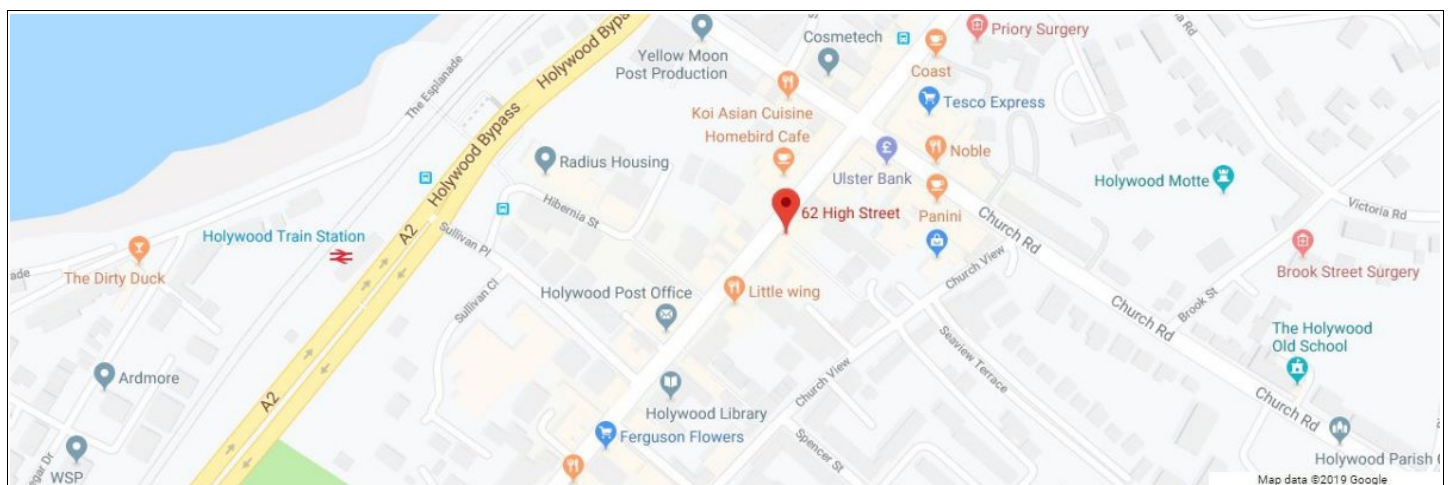
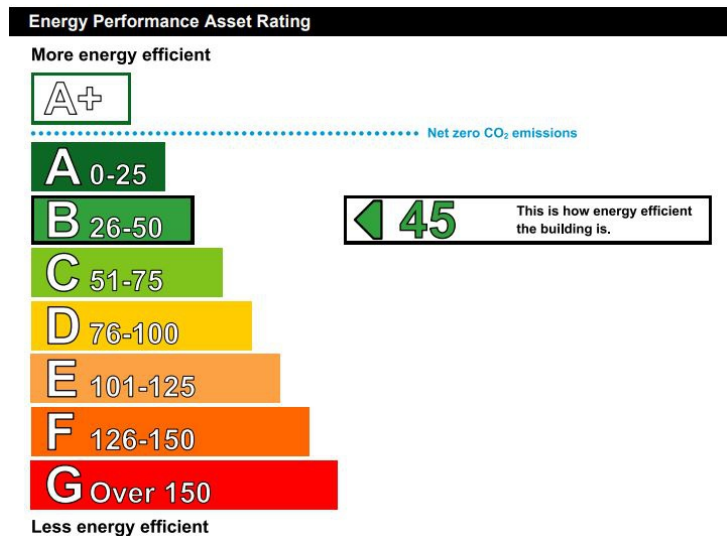


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| | | |
|----------------|---|-----------|
| VAT | VAT is applicable to the above. | |
| LEASE | Negotiable subject to a minimum of 5 years on the basis of full internal repair by tenant | |
| SERVICE CHARGE | A service charge will be made to cover the proportionate cost of buildings insurance, exterior decoration and maintenance | |
| RATES | NAV | £13,500 |
| | Rates payable 2019/2020 | £7,692.80 |
| EPC | B-45 | |
| VIEWING | By appointment with Sole Agent 028 9042 4747 | |



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