

# FOR SALE

Substantial Modern Office Building c.4,640 sq.ft.  
19 Shore Road, Holywood BT18 9HX



Situated in the centre of Holywood (some 50 yards from the Maypole) this is an excellent opportunity to acquire an impressive end terrace property which includes a large 3- storey extension constructed around 2000.

The property is well fitted throughout with a good mix of private office and generous open plan accommodation. The spacious, rear ground floor, currently used as staff kitchen and store, has planning permission for conversion to a self-contained office suite of some 1,536 sq.ft., with its own entrance from Strand Avenue. This provides great flexibility for a purchaser occupying a substantial part of the building whilst creating an income for part.



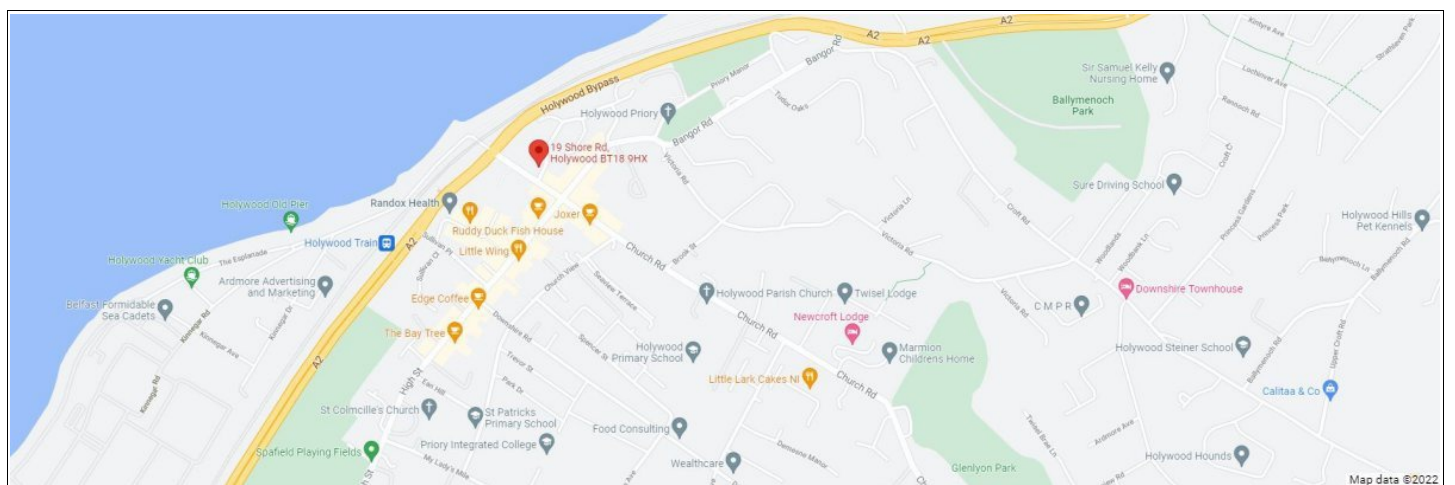
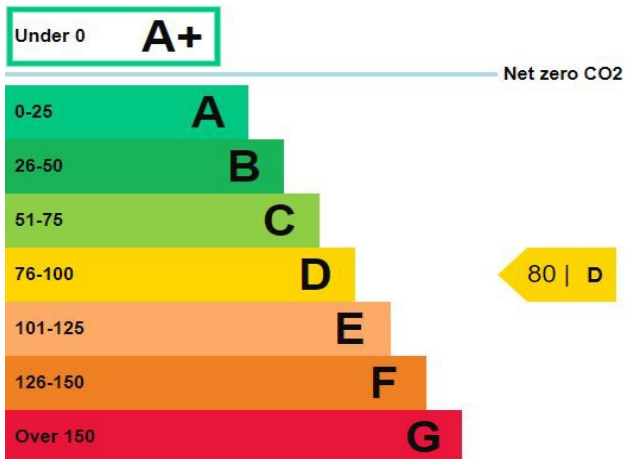
## SIZE

Ground Floor Front	Offices	236 sq.ft.	(21.9 sq.m.)
Ground Floor Rear	Kitchen/Store	1,536 sq.ft.	(143 sq.m.)
First Floor	Offices Separate W.C.s	1,594 sq.ft.	(148 sq.m.)
Second Floor	Offices	1,274 sq.ft.	(116 sq.m.)

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [brian@trcommercial.co.uk](mailto:brian@trcommercial.co.uk)

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<b>PRICE</b>	<b>£650,000</b>
<b>VAT</b>	We are advised that the property is not registered for VAT
<b>RATES</b>	NAV <b>£17,300</b> Rates payable 2021/2022 <b>£8,923.65</b> (information as per LPS non domestic Valuation List)
<b>PLANNING</b>	Planning permission obtained 13 <sup>th</sup> September 2019 for 'Change of Use of existing ground floor storage to office accommodation to include addition of windows and entrance door to ground floor. Planning ref LA06/2019/0347/F
<b>EPC</b>	D-80
<b>VIEWING</b>	By appointment with Brian S Patterson MRICS 07767 442999 or through Hollywood Office 028 9042 4747



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