

# FOR SALE / TO LET

Ground Floor Offices c.947 sq.ft. (88 sq.m.) with 2 Car Parking Spaces  
18a Shore Road, Holywood BT18 9HX



**This is an excellent opportunity to own your own office suite in this modern office building constructed c.2007. The building is on 3 floors, with the two upper floors currently available to rent.**

**Internally the property is subdivided with 4 individual offices.**

**It is fitted with smooth plastered walls suspended ceilings; solid floors with carpet tiles; phoenix gas central heating and an intercom door entry system.**

**Two car parking spaces included.**

### ACCOMMODATION

Ground Floor Offices c.947 sq.ft. (88 sq.m.)

Disabled W.C.

Outside 2 no car parking spaces

**PRICE £160,000**

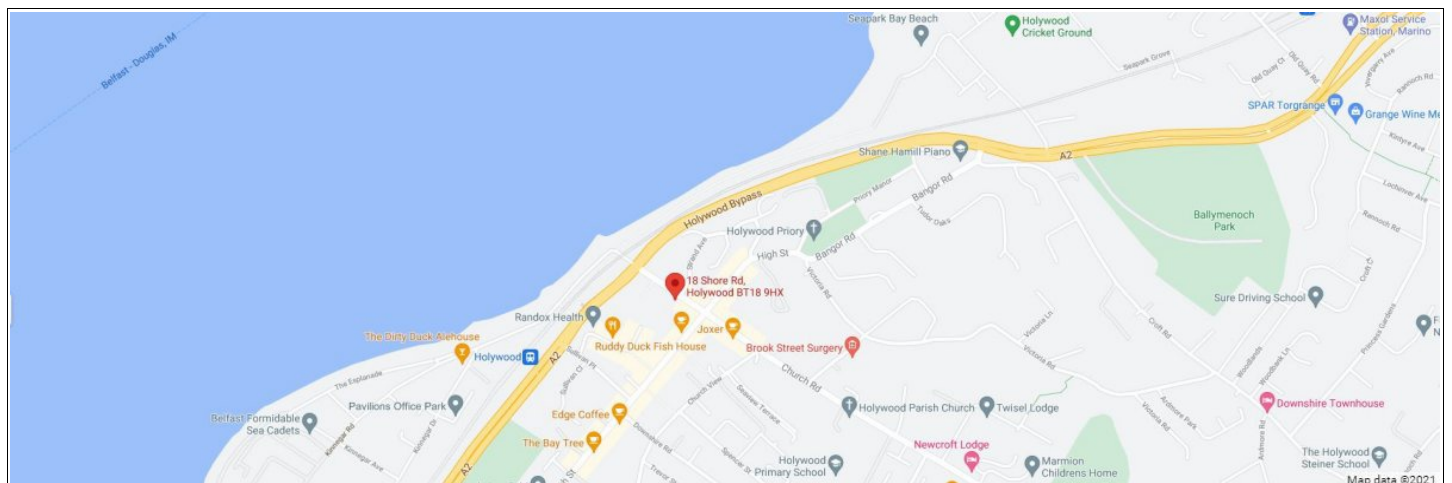
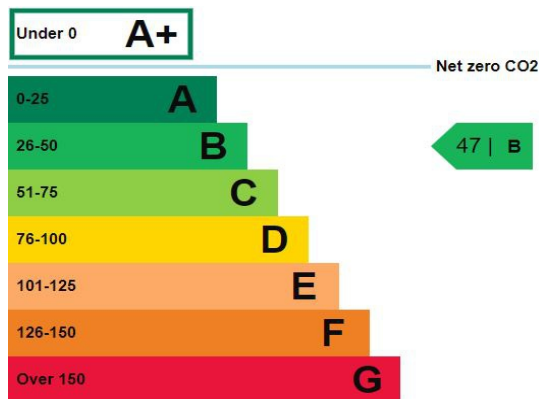
**RENT £11,500 per annum**



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

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VAT	Applicable to the above.	
LEASE	By negotiation subject to 5 year minimum	
REPAIR	Tenant responsible for interior repair and with refunding Landlord with proportionate cost of buildings insurance, external repairs and decoration plus cleaning/maintenance of common areas.	
RATES	NAV	£11,300
	Rates payable 2023/24 (with SBRR)	£4,898
EPC	B-47	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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