

RENT REDUCED

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

First Floor Offices c.977 sq.ft. (90.8 sq.m.) with Car Parking
18b Shore Road, Holywood BT18 9HX



The property is situated in a **Courtyard** setting on **Shore Road**, just a short stroll from the **Maypole junction with High Street**, in the heart of the town centre. The unit comprises a full floor of offices in this modern building built c. 2007.

Internally the offices are arranged as **Meeting Room; Generous Open Plan Office; Kitchenette; Cloaks and WC.**

It is finished with smooth plastered walls, suspended ceilings, solid floors with carpet tiles, gas central heating and an intercom door entry system.

Two car parking spaces included.

ACCOMMODATION

First Floor Offices c.977 sq.ft. (90.8 sq.m.)
plus Cloaks and W.C.

Outside 2 dedicated car park spaces

RENT £9,000 per annum excl.

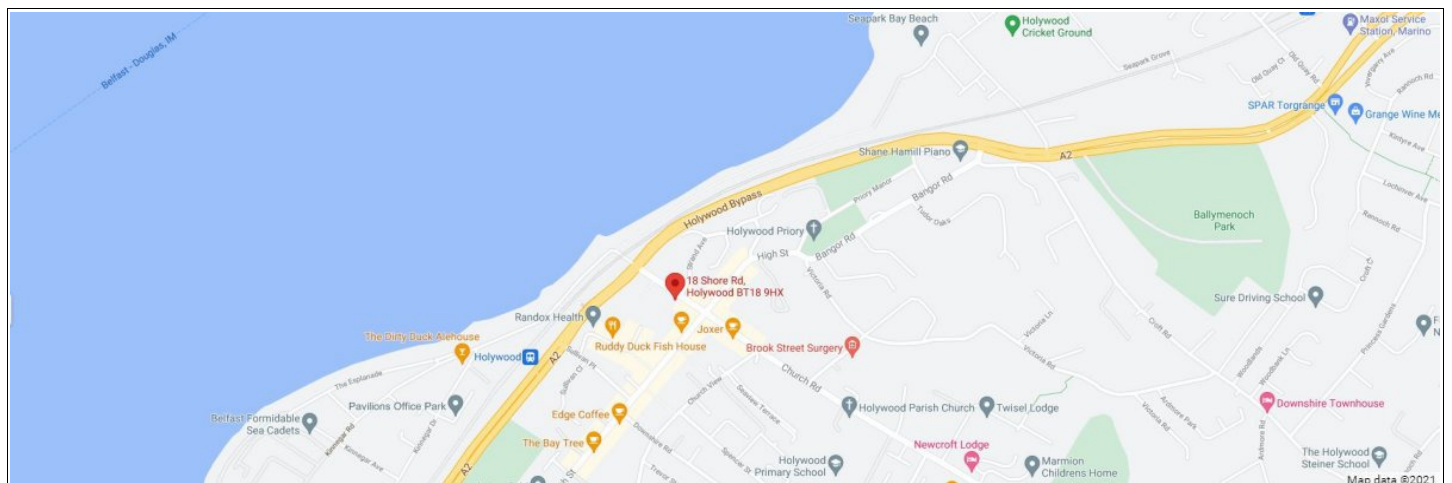
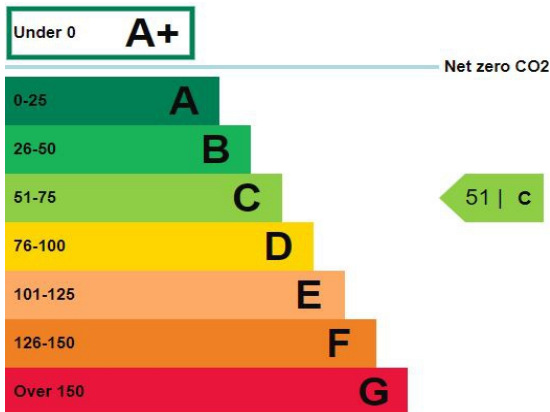
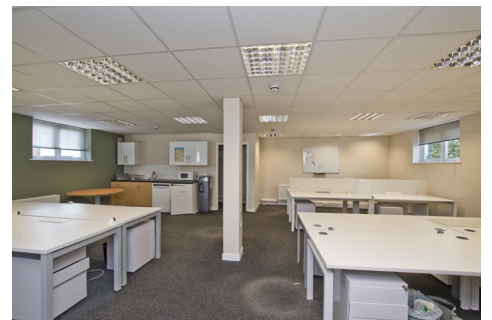


Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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VAT	VAT is chargeable on the rent and outgoings.	
LEASE	By negotiation subject to minimum 3 years.	
REPAIRS/INSURANCE	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	£10,500
	Rates payable 2023/24 (with 20% SBRR)	£4,550.62
EPC	C-51	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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