

# FOR SALE

## Ground Floor Retail with Upper Floor Apartment 1 / 1a Trevor Street, Holywood BT18 9NA



### LOCATION

The building is situated in a prominent position on the corner of Trevor Street and Church View, Holywood with its range of shops, coffee shops and restaurants plus extensive housing within the vicinity. Trevor street is a very popular residential location.

### DESCRIPTION

Currently arranged as ground floor hair salon with one bed apartment over first and second floors.

Finished to include upvc double glazed windows and gas central heating in the apartment, plus velux windows, the property requires some further modernisation and updating.

### ACCOMMODATION

Ground Floor Salon c.348 sq.ft. (32.3 sq.m.)  
plus WC

#### Upper Floor Apartment

Living Room (to max.) c.166 sq.ft. (15.4 sq.m.)

Kitchen c.91 sq.ft. (8.4 sq.m.)

Bedroom (into eaves) c.172 sq.ft. (16 sq.m.)

Bathroom (into eaves) c.89 sq.ft. (8.3 sq.m.)

**TOTAL ACCOMMODATION** c.866 sq.ft. (80.4 sq.m.)

**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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### SALE PRICE

Offers around £115,000

### RATES

NAV No I £2,000  
 Rates payable (with SBRR) 2023/24 £813  
 NAV No Ia Capital Value £75,000  
 Rates payable 2023/24 £654

### EPCs Commercial Domestic

I Trevor Street, Hollywood E-108  
 Ia Trevor Street, Hollywood D-63

### ANTI-MONEY LAUNDERING

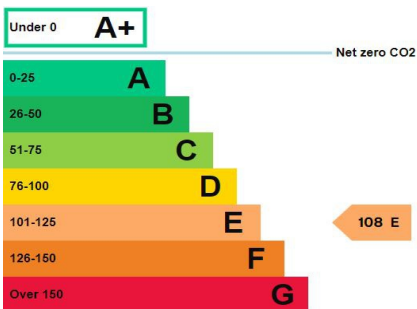
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

### VIEWING

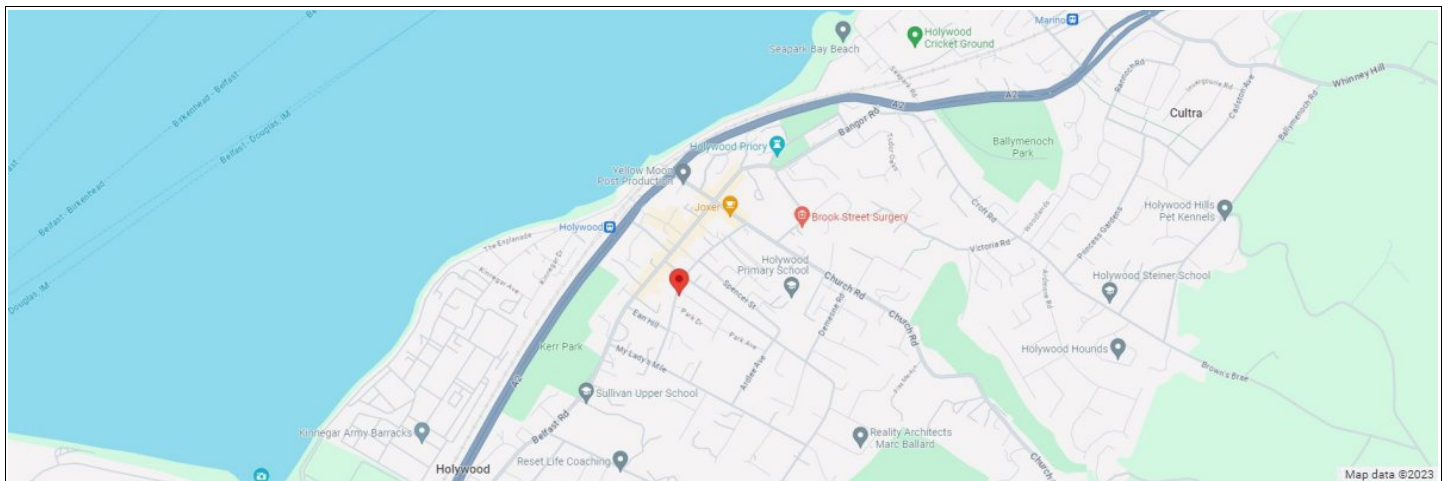
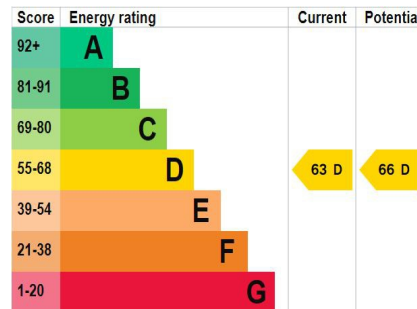
By appointment with Sole Agent 028 9131 3830



### I Trevor Street – Commercial



### Ia Trevor Street – Domestic



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