

TO LET

Excellent Retail Unit c.920 sq.ft. (85.5 sq.m.)
39 Church Road, Holywood BT18 9BU



LOCATION

This is a prominent ground floor Retail Unit, located on the corner of Church View and Church Road in the affluent County Down town of Holywood, directly opposite a large surface carpark. Neighbouring occupiers include Tesco, Urban Orchard, Alana Interiors, The Mortgage Shop, Joxer and Noble.

DESCRIPTION

The unit is arranged as large front sales area with rear office, storage, kitchen and WC. It is well finished to include plastered and painted walls, part tiles and part wood effect floors, ceiling mounted feature lighting, gas fired central heating plus internal roller shutter to the shop front and side access with roller shutter.

ACCOMMODATION

Sales	c.659 sq.ft.	(61.2 sq.m.)
Office / Storage	c.217 sq.ft.	(20.1 sq.m.)
Kitchen	c.45 sq.ft.	(4.2 sq.m.)
plus WC		
TOTAL	c.920 sq.ft.	(85.5 sq.m.)

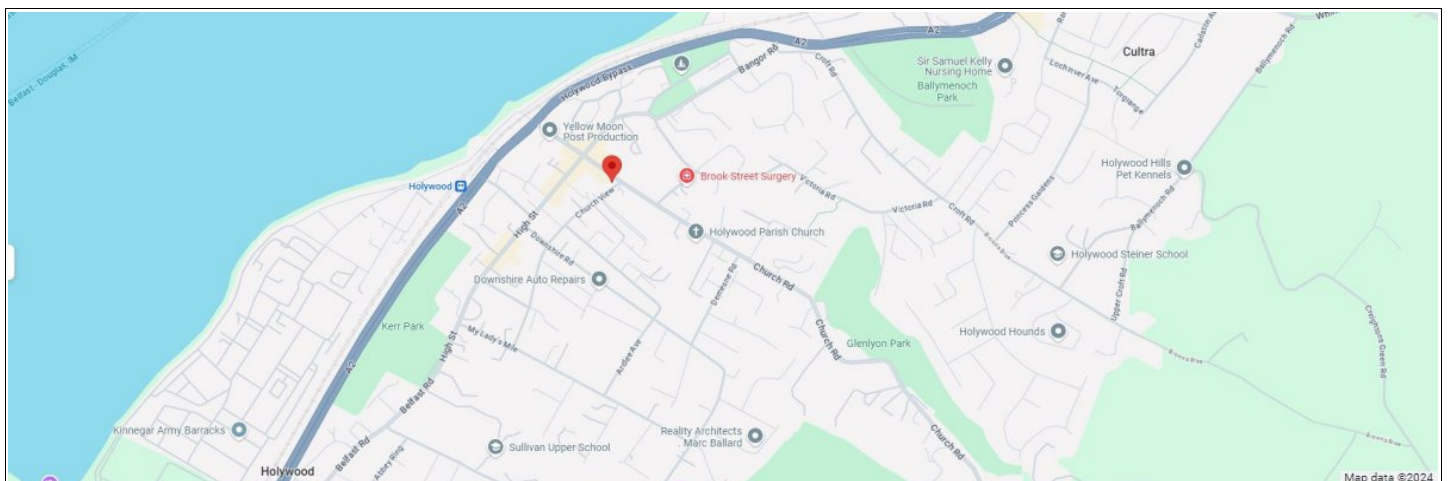
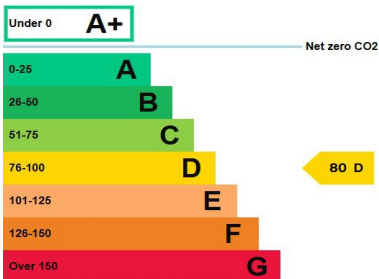


Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

TERM	Minimum five years	
RENT	£20,000 per annum excl.	
REPAIRS / INSURANCE	Full Internal Repairing and Insuring basis plus proportion of building insurance.	
VAT	Rental quoted is exclusive of VAT, which is not chargeable.	
RATES	NAV	£15,100
	Rates payable 2026/27	£9,203
	Prospective tenants are advised to make their own enquiries.	
EPC	D-80	
VIEWING	By appointment with Sole Agent 028 9131 3830	
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.	



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