

TO LET

Second Floor Office Suite c.800 sq.ft. (74.6 sq.m.)
39 Church Road/Ib Church View, Holywood BT18 9BU



LOCATION

This is an excellent second floor office suite, located on the corner of Church View and Church Road in the affluent County Down town of Holywood and directly opposite a large surface carpark. Neighbouring occupiers include Tesco, Urban Orchard, S Clarke Consulting, Message Pad and SPM Dawson Whyte.

DESCRIPTION

An office suite in four rooms, offering well appointed accommodation in a town centre location. It is accessed via a communal entrance and lobby. It is finished to include Upvc windows, carpeted flooring, plastered and painted or wallpapered walls and gas central heating. It would suite a wide variety of office users.



ACCOMMODATION

Office Suite c.800 sq.ft. (74.6 sq.m.)
Plus WC

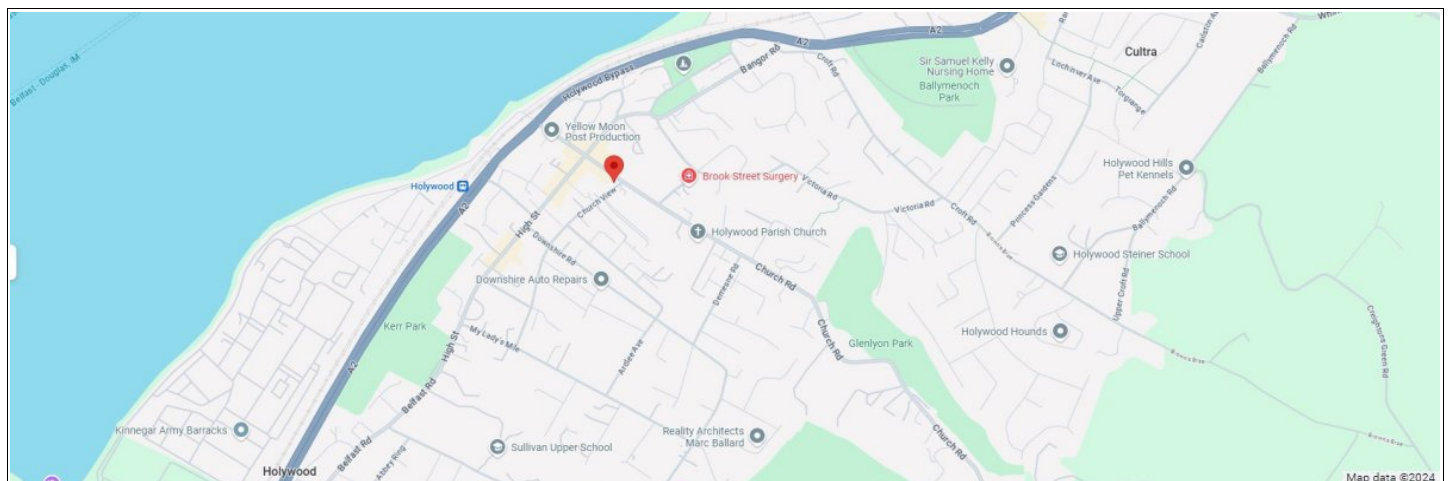
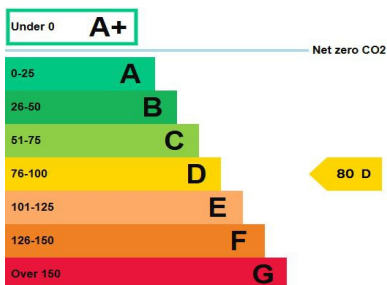
TOTAL c.800 sq.ft. (74.6 sq.m.)

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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

LEASE DETAILS

TERM	Minimum three years
RENT	£7,500 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 £5,400 Rates payable 2026/27 (with 20% SBRR) £2,633 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.



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.