TEMPLETON ROBINSON COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

(By Way of Assignment)
Excellent Retail Unit c.497 sq.ft. (46.2 sq.m.)
35 Church Road, Holywood BT18 9BU

LOCATION

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

DESCRIPTION

The unit is arranged as front sales area with rear sales, storage, kitchen and WC. It is very well finished to include plastered and painted walls, part wood effect floors, feature lighting and OFCH.

ACCOMMODATION

Front Sales	c.249 sq.ft.	(23.1 sq.m.)
Rear Sales Office	c.217 sq.ft.	(20.2 sq.m.)
Kitchen	c.31 sq.ft.	(2.9 sq.m.)
plus WC		
TOTAL	**c.497 sq.ft.**	**(46.2 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. N1686154
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.

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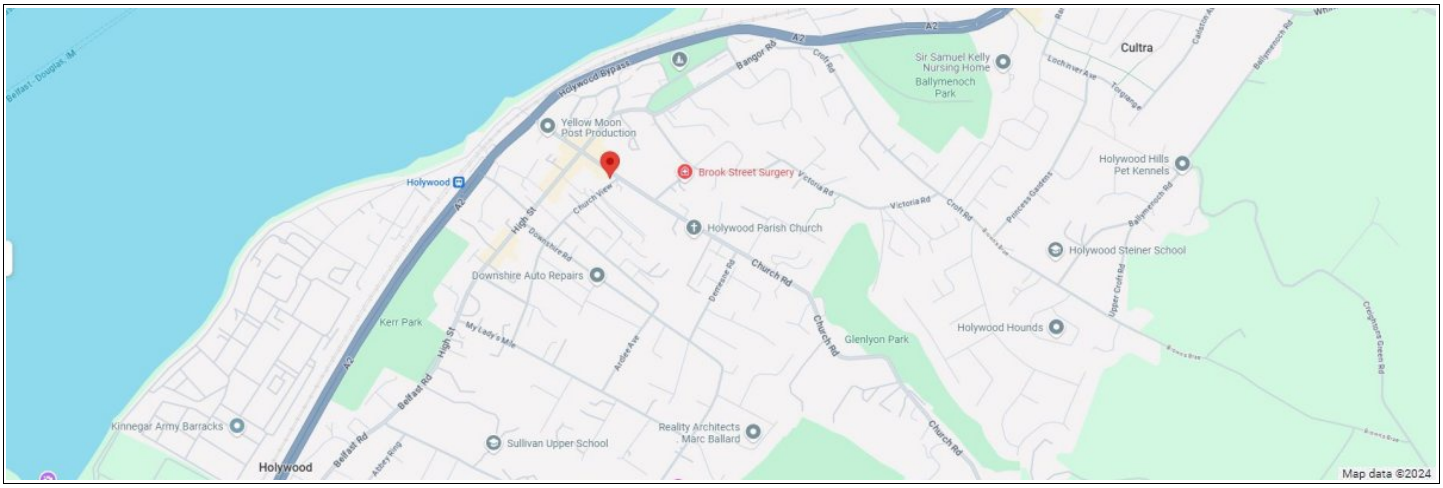
LEASE DETAILS

TERM	Five years from 1st July 2025
RENT	**£12,000 per annum excl.**
REPAIRS / INSURANCE	Full Internal Repairing and Insuring basis plus proportion of building insurance.
UTILITIES	Tenant pays 25% of the building's oil and water bills.
VAT	Rental quoted is exclusive of VAT, which is chargeable.
RATES	NAV £9,850 Rates payable 2026/27 (with 20% SBRR) £4,803 Prospective tenants are advised to make their own enquiries.
EPC	TBC
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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