TEMPLETON ROBINSON COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Modern Second Floor Office Suite c.770 sq.ft.
45 Church View, Holywood BT18 9DP











This is a superb open plan office suite located in a modern building, a short stroll to the busy High Street, with its range of coffee shops and restaurants.

The offices are bright, furnished and very well presented to include plastered and painted walls, carpet flooring, recessed lighting, gas fired central heating plus shared W.C. and kitchen facilities adjoining. 2 car parking spaces are included within the rear courtyard.

ACCOMMODATION

Offices	c.770 sq.ft. (71.6 sq.m.)
	plus Shared kitchen and W.C.
Outside	2 dedicated car parking spaces
RENT	**£9,000 per annum excl.**
VAT	VAT is chargeable on the rent and outgoings
LEASE	Minimum 3 years

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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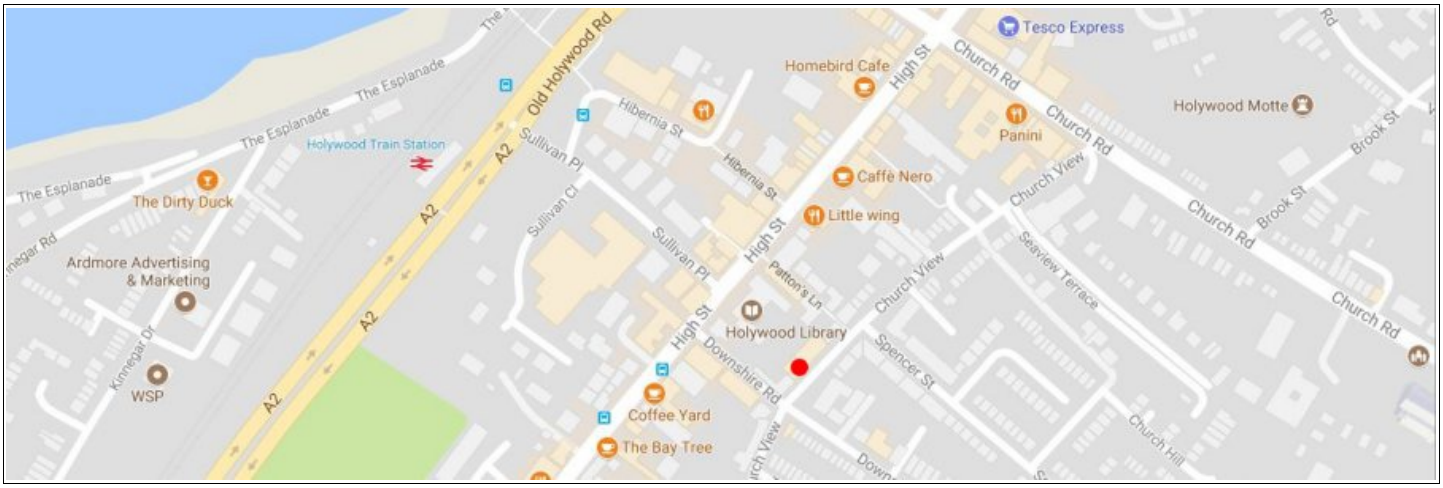
SERVICE CHARGE	To include gas central heating, electricity, cleaning and maintenance of common areas, external repairs, building insurance proportion and other running costs. Approx. £4,000 per annum	
RATES	NAV	£7,100
	Rates payable 2026/27 (with SBRR)	£3,462
EPC	C-74	
VIEWING	Strictly by appointment with Sole Agents 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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