



For Sale Turnkey Business Opportunity
Unit B, LynchPin, Hollywood BT18 9AB



McKIBBIN
COMMERCIAL

028 90 500 100

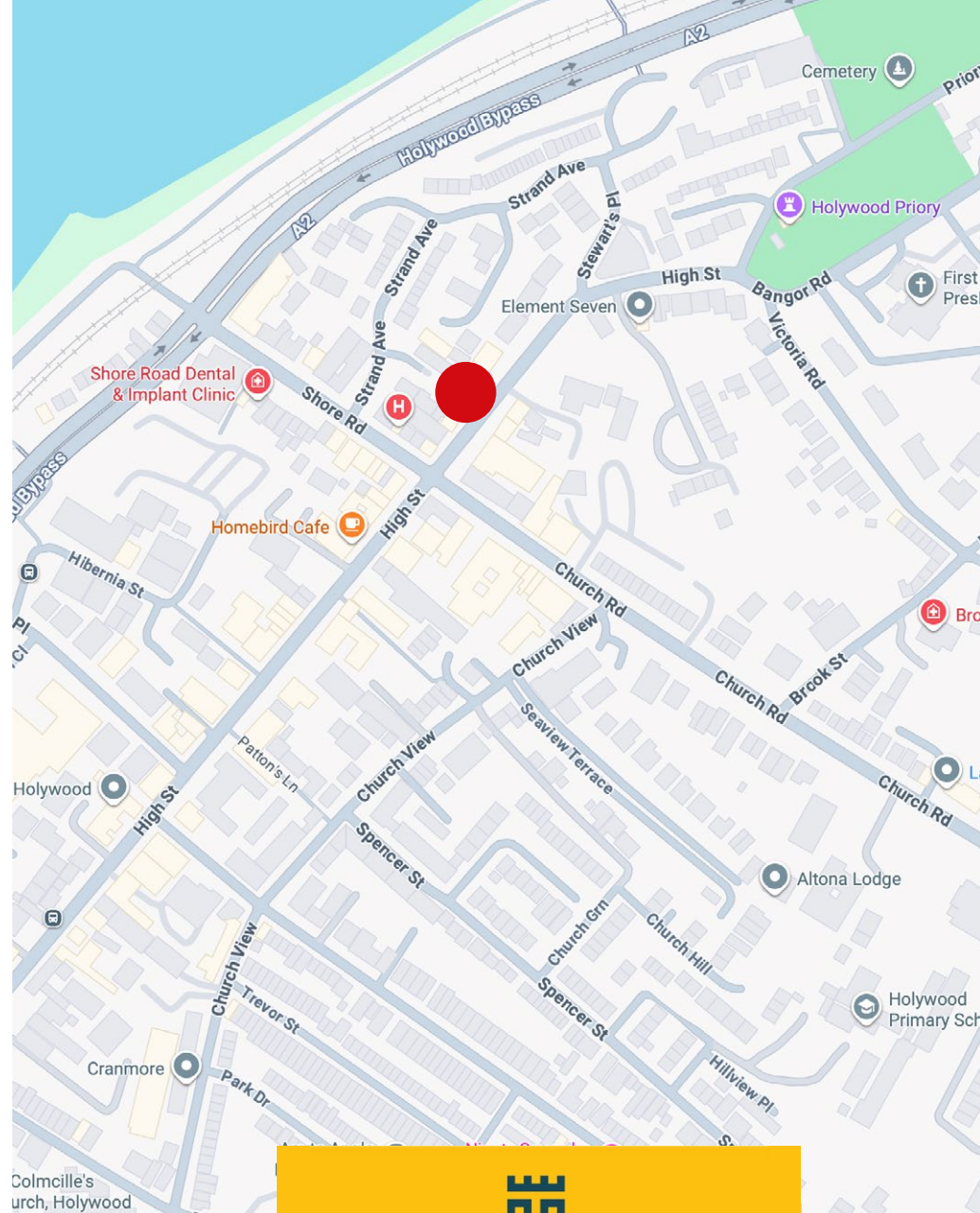
LOCATION

- The Lynchpin occupies a highly visible and well-established position in the heart of Holywood, one of Northern Ireland's most affluent and sought-after suburban locations.
- Situated just approximately 5 miles east of Belfast City Centre and within close proximity to George Best Belfast City Airport, the property benefits from excellent transport links and accessibility.
- Holywood is renowned for its vibrant hospitality scene, boutique retail offering, and strong residential catchment, attracting consistent footfall from both locals and visitors alike.
- The surrounding area is home to a range of established cafés, restaurants, independent retailers, and professional services, further reinforcing the location's appeal as a thriving commercial destination.

DESCRIPTION

- Fully fitted and walk-in ready, providing an excellent turnkey opportunity for an owner-operator or investor.
- Stylish and modern premises with strong visual appeal and high-quality fit-out throughout.
- Fully fitted and well-maintained commercial kitchen capable of supporting a variety of food concepts and operational requirements.
- Well-presented customer seating areas creating a welcoming and vibrant trading environment.
- Proven track record of successful trading with an established customer base.
- Excellent local reputation with strong online reviews and industry recognition.
- Low rent and rates relative to the Holywood area, offering attractive operational overheads.
- Flexible lease terms potentially available, subject to agreement.
- Additional storage and back-of-house facilities supporting efficient day-to-day operations.

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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	90	969
Total Net internal Area	90	969

ACCOUNTS

The trading accounts of the business will be provided to genuinely interested parties only, on the signing of a non-disclosure agreement.

LEASE DETAILS

Available upon request from Agent

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

SALE DETAILS

Price: Price on application

The Sale price includes the Trading name, Goodwill, Fixtures & Fittings. An inventory list can be provided upon request.

RATES INFORMATION

NAV: £10,800

Rate in £ 2025/26 = 0.6094

Therefore Rates Payable 2025/26 = £6,582

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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