



**To Let (Short Term)**  
**Retail/Office Premises**

136 High Street, Hollywood BT18 9HW



**McKIBBIN**  
COMMERCIAL

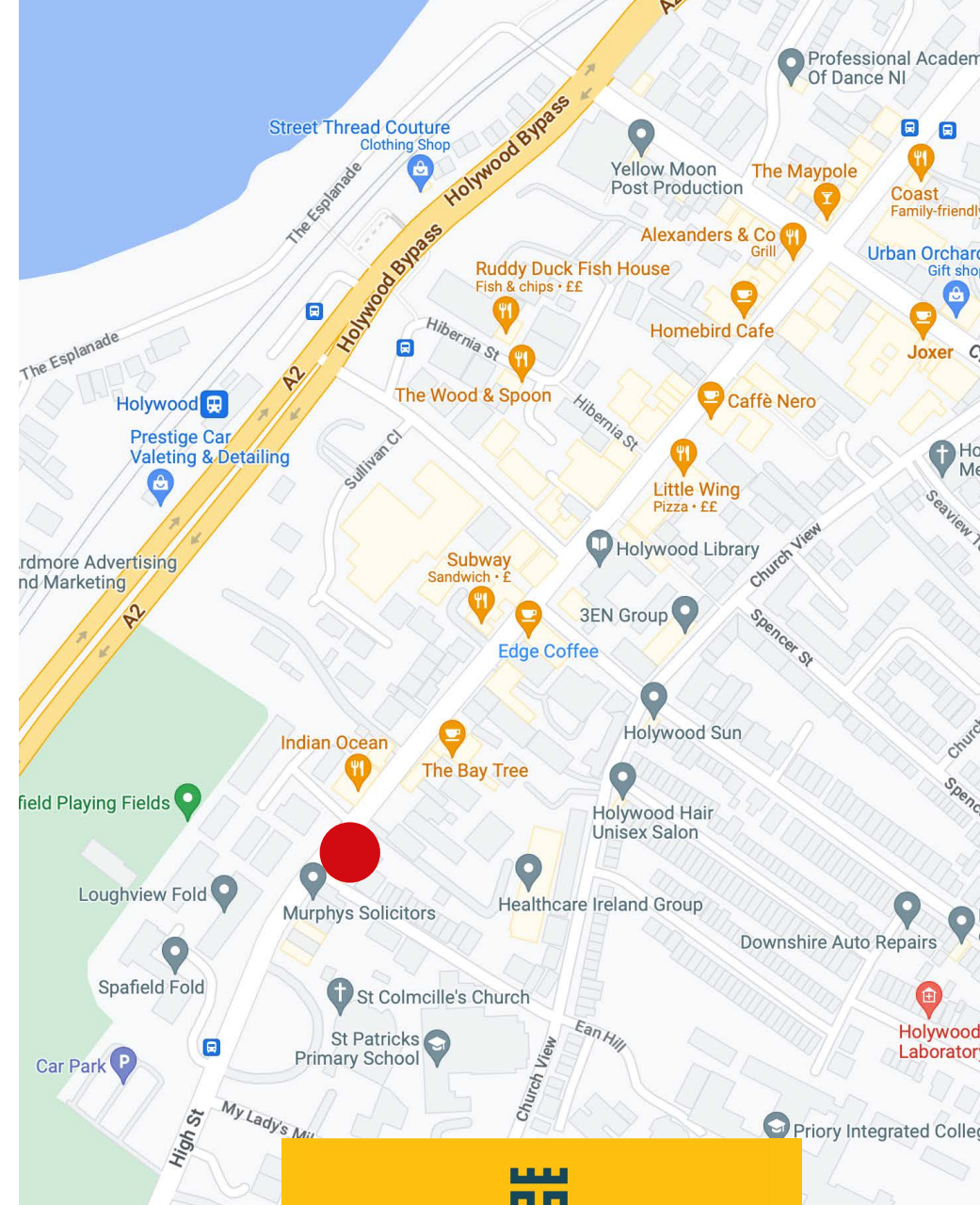
**028 90 500 100**

## SUMMARY

- The premises occupies a prominent location on Hollywood's main retail thoroughfare in close proximity to one of the towns main car parks.
- Previously occupied as a Credit Union, it would be suitable for retail, showroom and offices, amongst other potential uses.
- The premises has the benefit of 4 car parking spaces to the rear of the building, accessed from Ean Hill.
- Short term Lease available.

## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	57.2	616
	4 stores	27.9	300
	WC		
First Floor	Preparation Room/Office	38.2	410
	Room/Office 2	15.0	162
	Office on return	17.2	185
	Toilet accommodation		
<b>Net Internal Area</b>		<b>155</b>	<b>1,673</b>



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## LEASE DETAILS

Term: 9 months licence with option for further 9 months.  
Rent: £12,000 per annum, plus rates.  
Repairs & Insurance: Tenant to be responsible for all repairs and buildings insurance premium.  
Security Deposit: Tenant will be required to pay a deposit equivalent to 3 months rent as security in case of default.

## RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

Rateable Value: £13,700

Rate in £ 2025/26 = 0.587437

Rates payable 2025/26 = £6,438.31 (Includes 20% Small Business Rates Relief)

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

## VAT

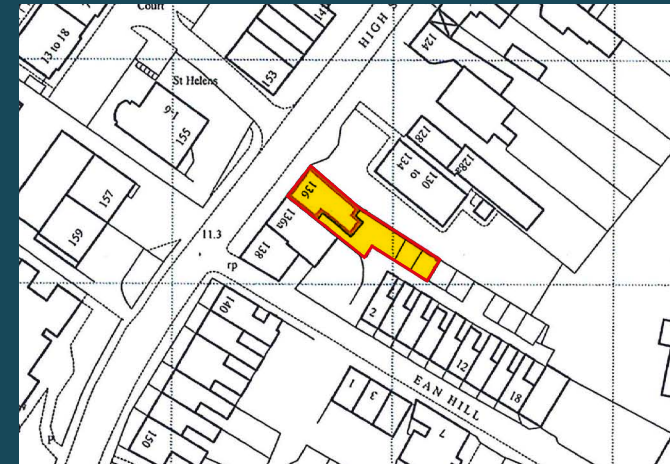
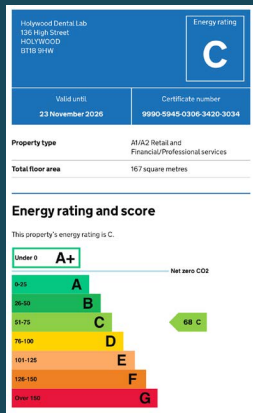
The property is registered for VAT and accordingly VAT will be charged on the rent and all other outgoings.



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## EPC



Not To Scale For Indicative purposes only.

## CONTACT

For further information or to arrange a viewing contact:

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