



To Let

Exciting Showroom and Café development 4,500 sq ft (420 sq m) Capable of sub-division
Front Plaza (Phase 1), Holywood, Co Down



- **New showroom/café units**
- **Fantastic town centre location**
- **Units immediately available**
- **High profile location fronting Bangor to Belfast dual carriageway**

LOCATION

Hollywood is one of the principal towns in North Down and is considered one of the most attractive areas in Northern Ireland. The current population is c 12,000. The town has a catchment of c 500,000 within a 30 minute drive time with ABC1's comprising over 50%

Hollywood Town Centre provides a vibrant retail experience with its mix of cafés, restaurants, bars and boutiques.

Excellent transport links are provided by the nearby train station and George Best Belfast City Airport (5 minute drive)

Front Plaza occupies a prime 2.1 acre site in the centre of Hollywood, bordering Marine Parade, Shore Road and linking seamlessly to the vibrant High Street.

DESCRIPTION

The proposed scheme involves the creation of ground floor units which are suitable for showroom and café operators.

The upper floors of this unique development will provide 18 modern apartments offering spacious state of the art living in Hollywood town centre.

The ground floor units will be handed over in an effectively shell specification with high specification glazed shop fronts installed and services brought to distribution points.





To Let - Front Plaza (Phase 1), Hollywood, Co Down

ACCOMMODATION

The ground floor units can be sub-divided to provide smaller units depending on individual occupiers requirements.

Net Internal Area: 4,500 sq ft (420 sq m)

LEASE TERMS

Term: New 10 year effectively FRI lease.

Rent: £15.00 psf per annum exclusive.

Repairs: Full repairing basis, recouped by way of a service charge provision.

Insurance: Tenant to reimburse.

NAV

To be assessed by Land & Property Services.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

FURTHER INFORMATION

For further information or viewing please contact;

Mark Thallon

M 07802 520008

T 028 9089 4066

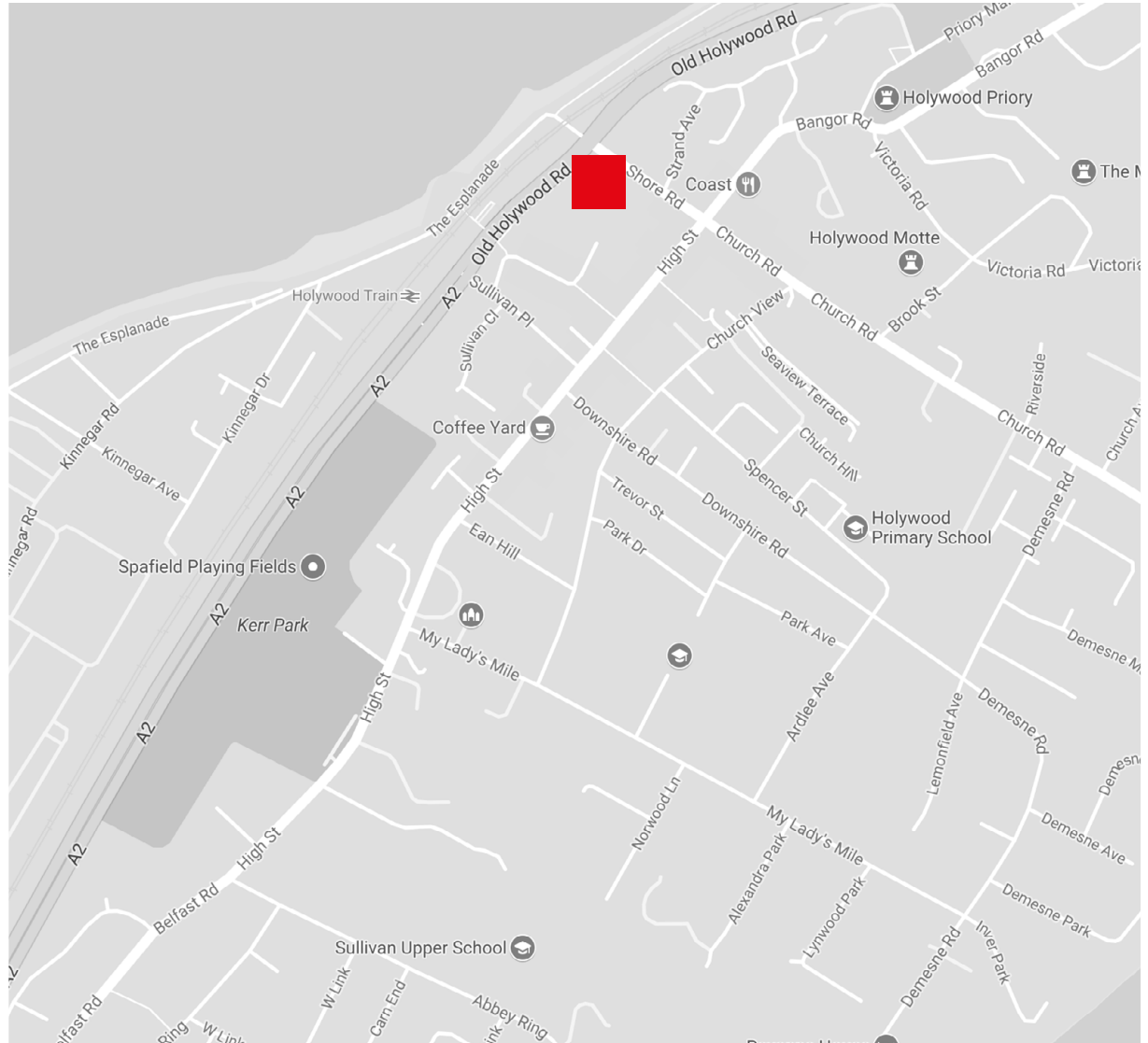
E mark.thallon@tdkproperty.com

Connor James

M 07341 866173

T 028 9089 4061

E connor.james@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence-As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017-<http://www.legislation.gov.uk/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

