



To Let
Retail, Restaurant & Café Units
Station Square, Front, Hollywood



PROPERTY SUMMARY

- High profile location fronting Bangor to Belfast dual carriageway
- Fantastic town centre location
- New ground floor units suitable for retail/showroom/café

LOCATION

Hollywood is one of the principal towns in North Down and is considered one of the most attractive areas to live and work 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)

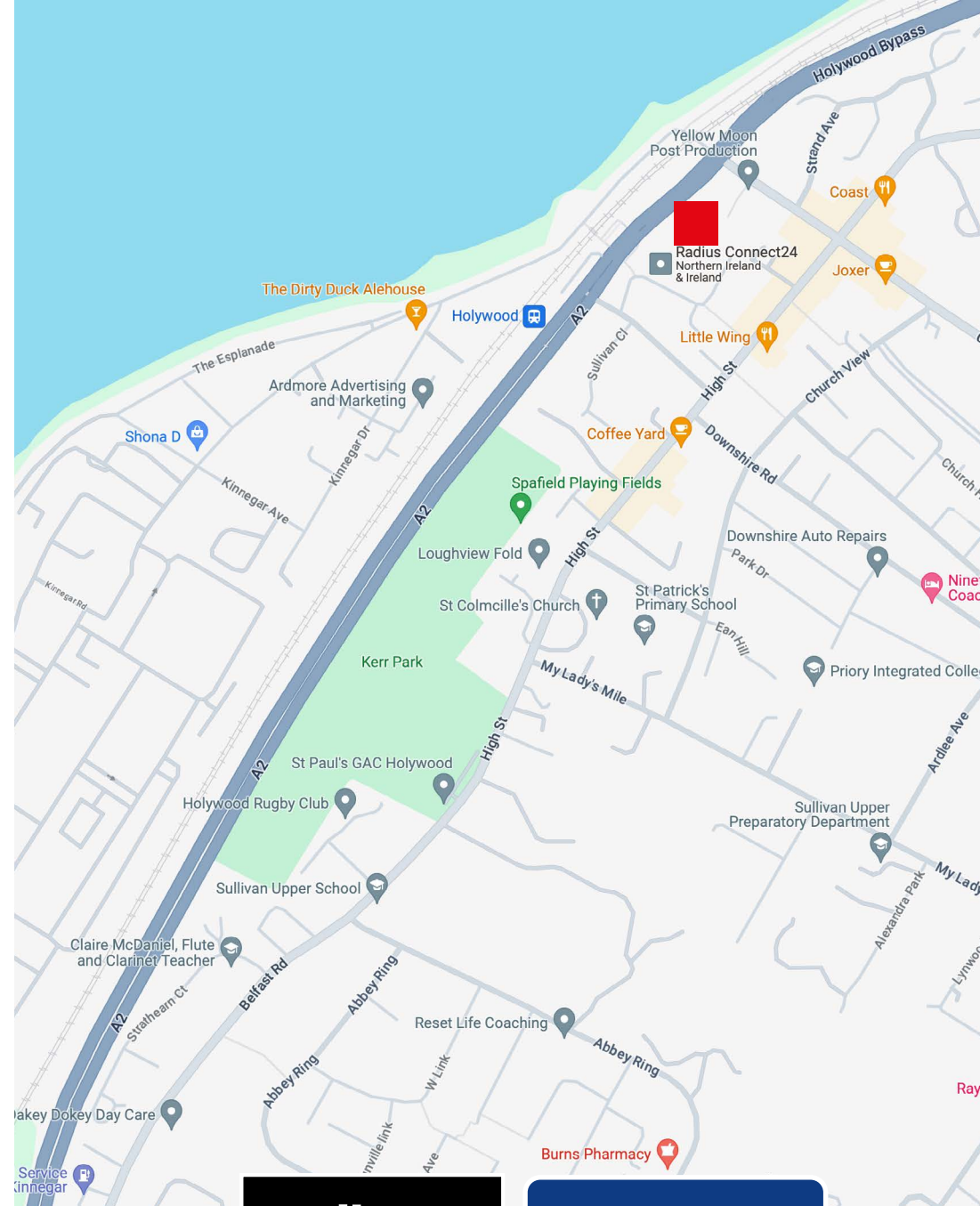
The scheme occupies a prime 2.1-acre site in the centre of Hollywood, bordering Marine Parade, Shore Road and linking seamlessly to the vibrant High Street.

DESCRIPTION

The proposed scheme involves the creation of ground floor units which are suitable for showroom, restaurant and café operators and will incorporate a new access in from Redburn Square.

There is significant on site pay and display parking available fronting the units.

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



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ACCOMMODATION

Floor	Sq Ft	Sq M
Unit 1 & 2	4,305	400
Unit 3	1,205	112
Unit 4	1,345	125
Unit 5	4,822	448

LEASE DETAILS

- Term: Minimum 10 Years
- Rent: £22.50 psf per annum exclusive.
- Repairs: Full repairing basis, recouped by way of a service charge provision.
- Insurance: Tenant to pay a proportion of the building's insurance premium.

RATEABLE VALUE

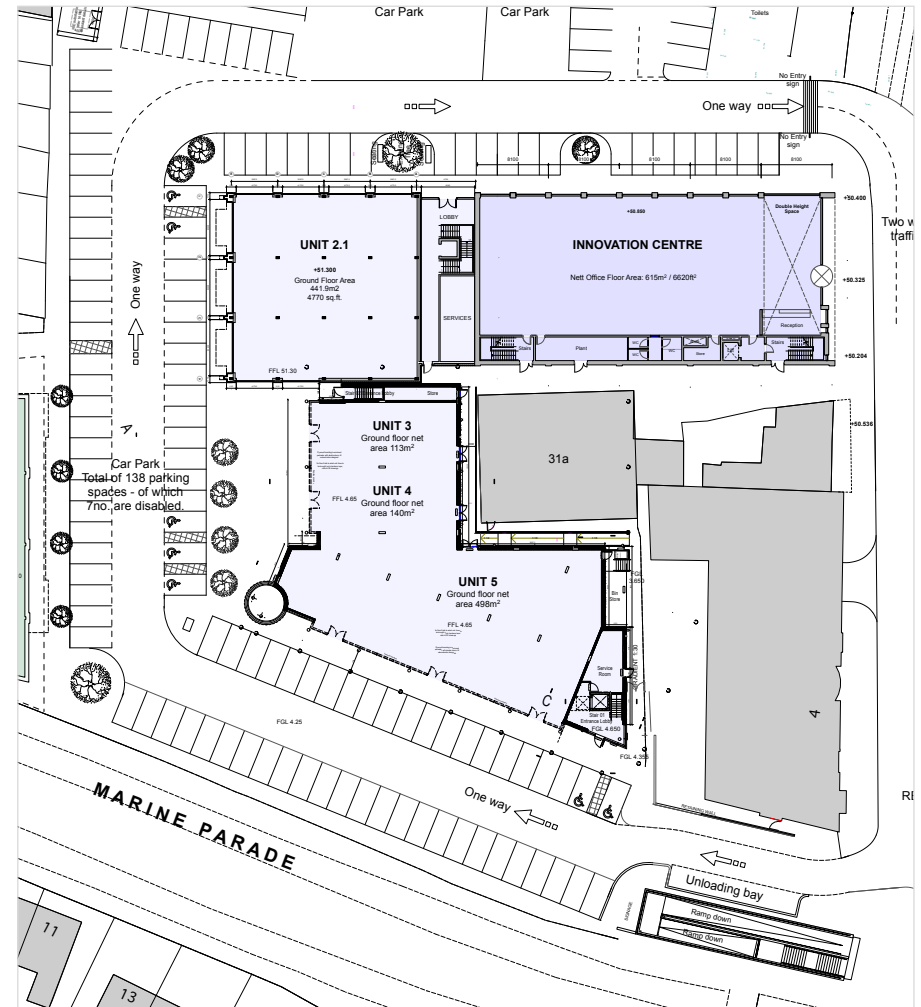
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EPC

To be accessed.

VAT

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



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VIEWING AND FURTHER INFORMATION

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