



Instinctive
Excellence
in Property.

To Let

Excellent Modern Office

Ground Floor
94-96 High Street
Holywood
BT18 9HN

OFFICE



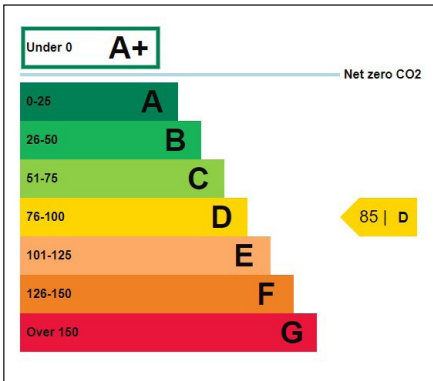
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EPC



Location

Holywood is a small commuter town situated approximately 5.5 miles north east of Belfast and 7.5 miles west of Bangor on the shores of Belfast Lough.

Holywood Train Station is a 5 minute walk from the premises, whilst Belfast City Airport is a 5 minute drive away.

The area is a renowned residential location with a variety of commercial occupiers nearby to include; RA Glass Optometrists, Progressive Building Society and Subway.

Description

The ground floor office is fitted to a good modern standard, to include, painted concrete floor, fluorescent strip lighting, air conditioning units and ample plugs/cabling, ready for immediate occupation. The unit benefits from a built-in kitchenette, male/female and disabled toilets. The property is access directly off High Street with side access through Downshire Road.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

| Description | Sq Ft | Sq M |
|--------------|-------|------|
| Ground Floor | 850 | 79 |

Rates

We have been advised by the Land and Property Services of the following rating information:

| | |
|---|-----------|
| Net Annual Value: | £12,200 |
| Current rate in £ for 2023/2024: | £0.541740 |
| Estimated rates payable: | £6,609.23 |

Lease Terms

| | |
|---------------------------|-----------------------------------|
| Term: | Negotiable |
| Rent: | £12,000 per annum exclusive |
| Repairs/Insurance: | Full repairing and insuring terms |
| Service Charge: | On application |

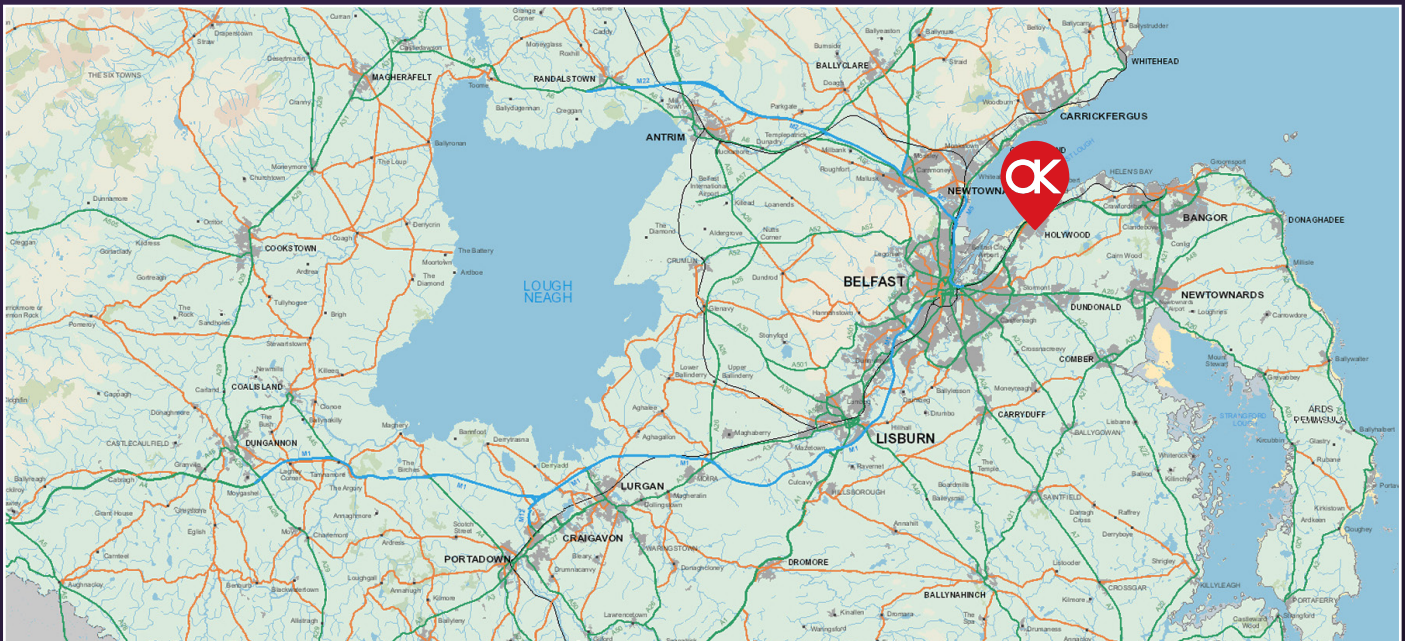
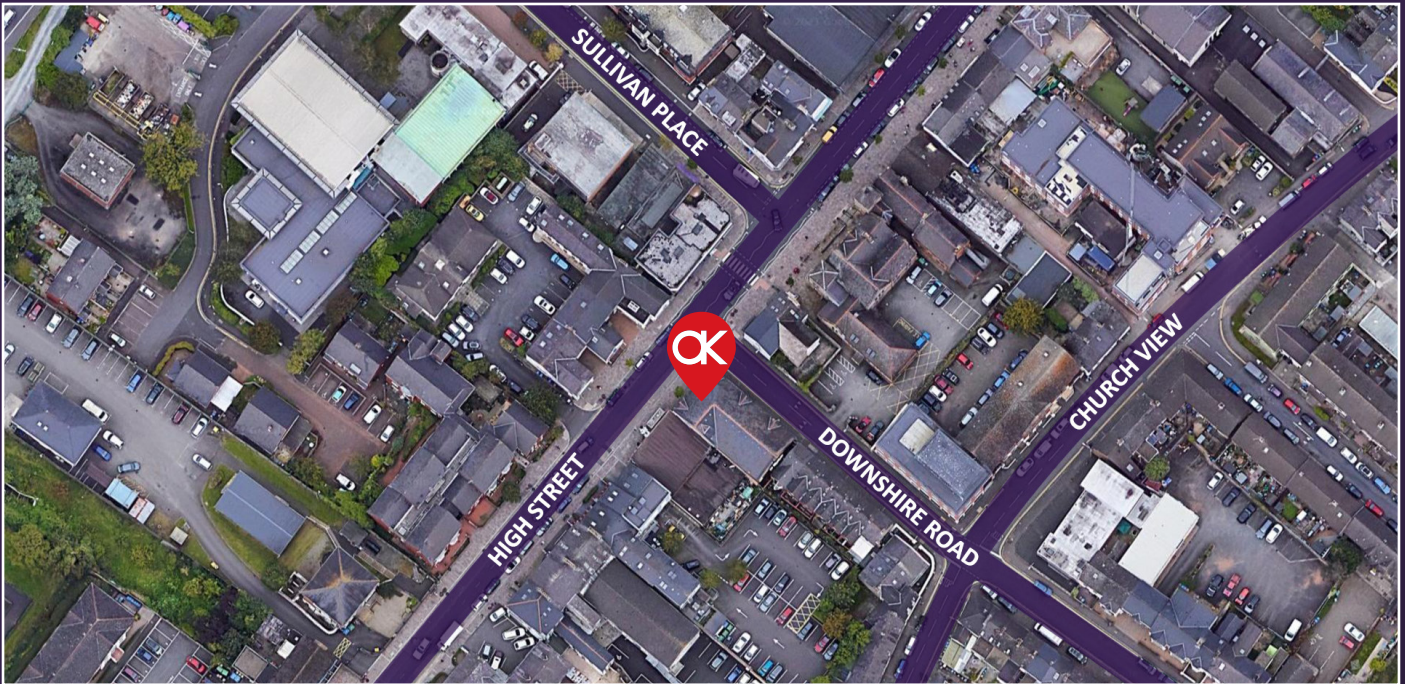
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/tenant will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.





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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any 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 upon as statements of fact any attending 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 Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.