

**RENT REDUCED**

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS

# TO LET

Self Contained Office Building c.1,981 sq.ft.  
with 4 Car Parking Spaces  
43 Church View, Holywood BT18 9DP



## LOCATION

The property is situated on Church View, Holywood. Church View runs parallel to High Street, with its range of coffee shops and restaurants just a short walk away.

## DESCRIPTION

This is a well presented mid terrace office building, currently arranged as ground floor open plan office with private meeting rooms plus WC; first floor predominantly open plan offices, and second floor as board room, kitchen and WC with shower. It is well finished to include carpet on ground and first floors, wooden flooring at second floor level, suspended ceilings with recessed and recently installed LED strip lighting at ground floor level, double glazed windows, gas central heating and burglar alarm system. There are four dedicated car park spaces to the rear.

**RENT**                      **£18,000 per annum excl.**

**Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)**

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### ACCOMMODATION

Ground Floor	Offices plus WC	c.657 sq.ft.	(61.2 sq.m.)
First Floor	Offices Storage Area	c.676 sq.ft. c.26 sq.ft.	(62.8 sq.m.) (2.4 sq.m.)
Second Floor	Office/Board Room Kitchen plus WC / Shower Room	c.540 sq.ft. c.80 sq.ft.	(50.2 sq.m.) (7.4 sq.m.)

**Total Accommodation** **c.1,981 sq.ft. (184 sq.m.)**

### LEASE DETAILS

**TERM** Minimum 3 years

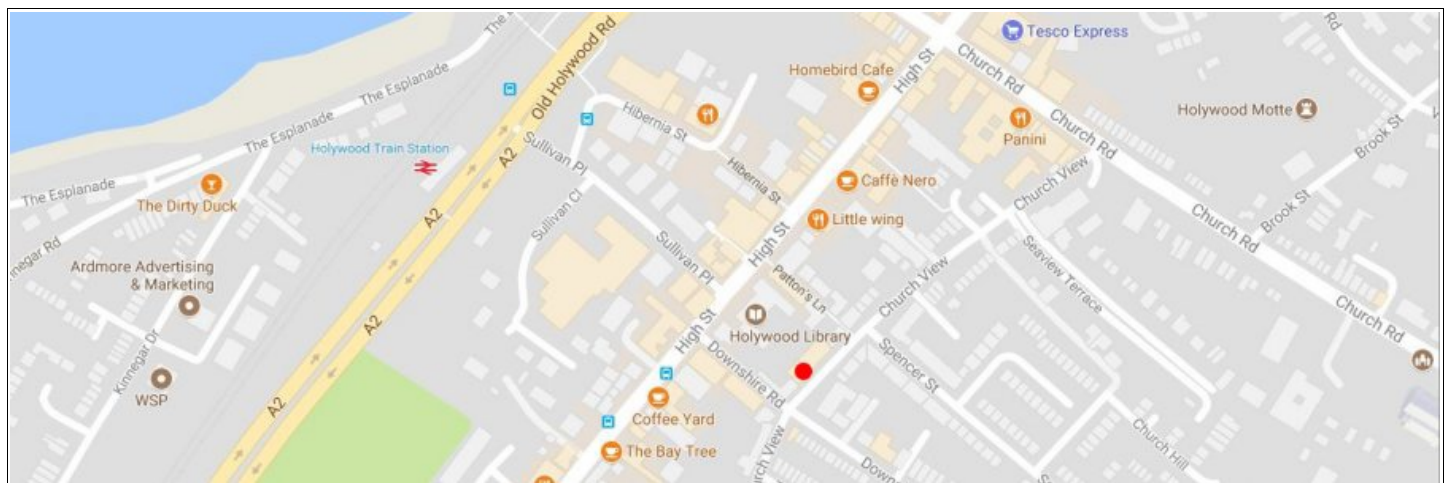
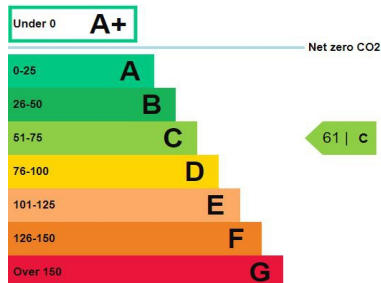
**REPAIRS/INSURANCE** Full Repairing and Insuring basis  
plus small service charge for upkeep of carpark

**VAT** All prices are quoted exclusive of VAT,  
which is chargeable on rent and outgoings etc.

**RATES** NAV **£22,600**  
Rates payable 2023/24 **£12,243**

**EPC** C-61

**VIEWING** By appointment with Sole Agent 028 9131 3830



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