



Instinctive  
Excellence  
in Property.

# For Sale/To Let

Office Accommodation  
c. 1,675 sq ft (c. 155.6 sq m)

First & Second Floor Offices  
139-141 Holywood Road  
Belfast  
BT4 3BE

OFFICES



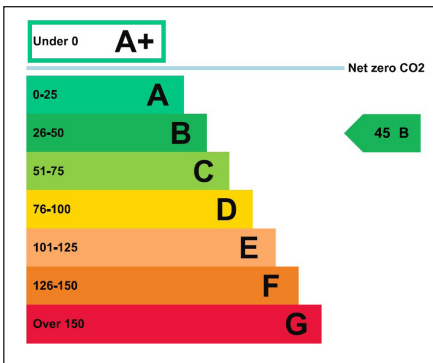
# For Sale/To Let

**Office Accommodation**  
c. 1,675 sq ft  
(c. 155.6 sq m)

First & Second Floor Offices  
139-141 Hollywood Road  
Belfast  
BT4 3BE

## OFFICES

### EPC



### Location

The property is situated in a prominent position on the popular Hollywood Road, near to its junction with Belmont Road. Hollywood Road is one of the main arterial routes in East Belfast benefiting from a wide range of local amenities including convenience stores, restaurants, cafés and beauty salons.

The location provides ease of access to Belfast city centre, the wider road network along with excellent public transport links by bus and train. Car parking is provided by way of free on street parking and a DOE car park to the rear of the building.

### Description

The subject comprises a modern office suite over first and mezzanine floors. The accommodation has been recently refurbished to a high standard and configured to include 2 individual offices, 2 open plan office areas, kitchen and WC facilities.

The property has the benefit of the following finishes:

- Suspended ceilings with recessed lighting
- Carpeted flooring and perimeter trunking
- Fully fitted kitchen with integrated appliances
- Intercom entry system and security system
- Gas fired central heating
- Rear balcony area

### 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
First Floor	871	80.9
Mezzanine	804	74.7
<b>Total Net Internal Area</b>	<b>1,675</b>	<b>155.6</b>

### Title

We understand that the property is held on a Long Leasehold basis. Full information upon request.

### Sale and Lease Details

We have been instructed to seek offers in the region of £200,000 exclusive (Two Hundred Thousand Pounds).

Alternatively, our client would consider an offer to lease the property.

<b>Term:</b>	By negotiation
<b>Rent:</b>	£16,000 per annum exclusive
<b>Repairs/Insurance:</b>	Effective FRI lease by way of service charge liability

### Rates

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

<b>Net Annual Value:</b>	£14,100
<b>Rate in the £ for 2023/2024:</b>	£0.572221
<b>Estimated rates payable:</b>	£8,068.32

The property may be eligible for Small Business Rate Relief (SBRR). We would advise purchasers to make their own investigations in this regard.

## VAT

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

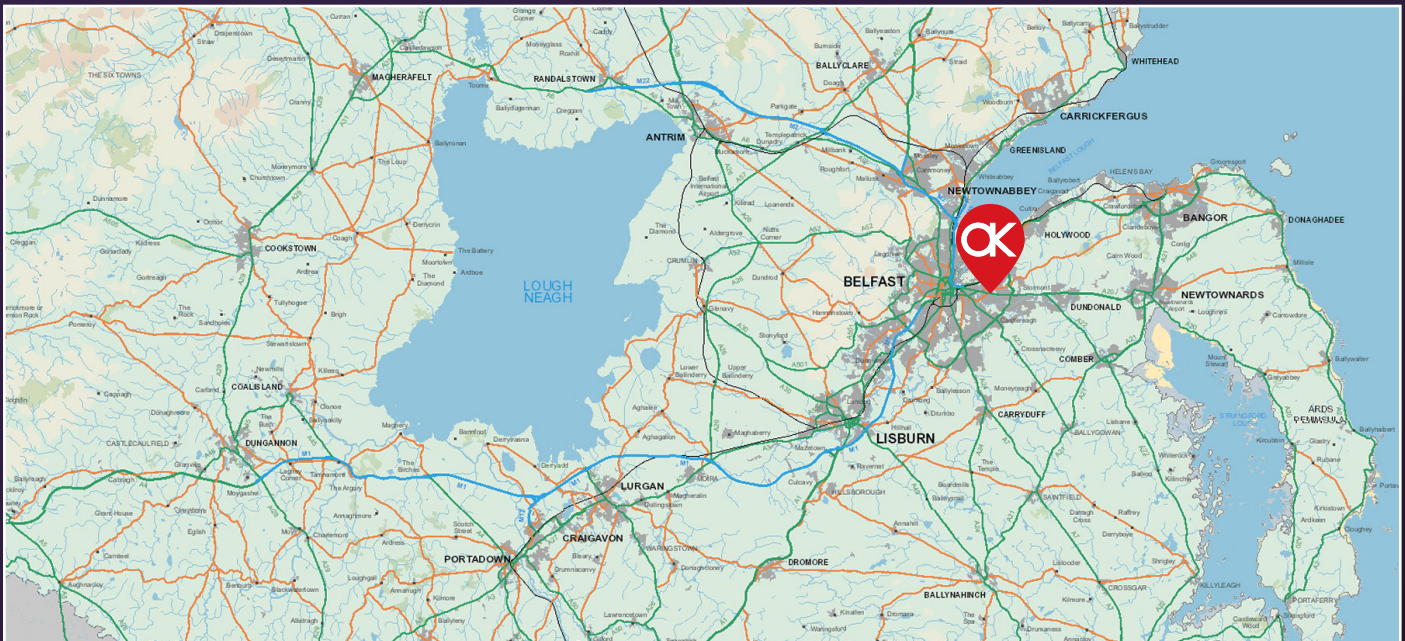
## Anti-Money Laundering

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





FOR IDENTIFICATION PURPOSES ONLY



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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.