

# To Let

Self-Contained Office with designated Car Parking  
43 High Street, Holywood BT18 9AB



# To Let 43 High Street, Hollywood BT18 9AB

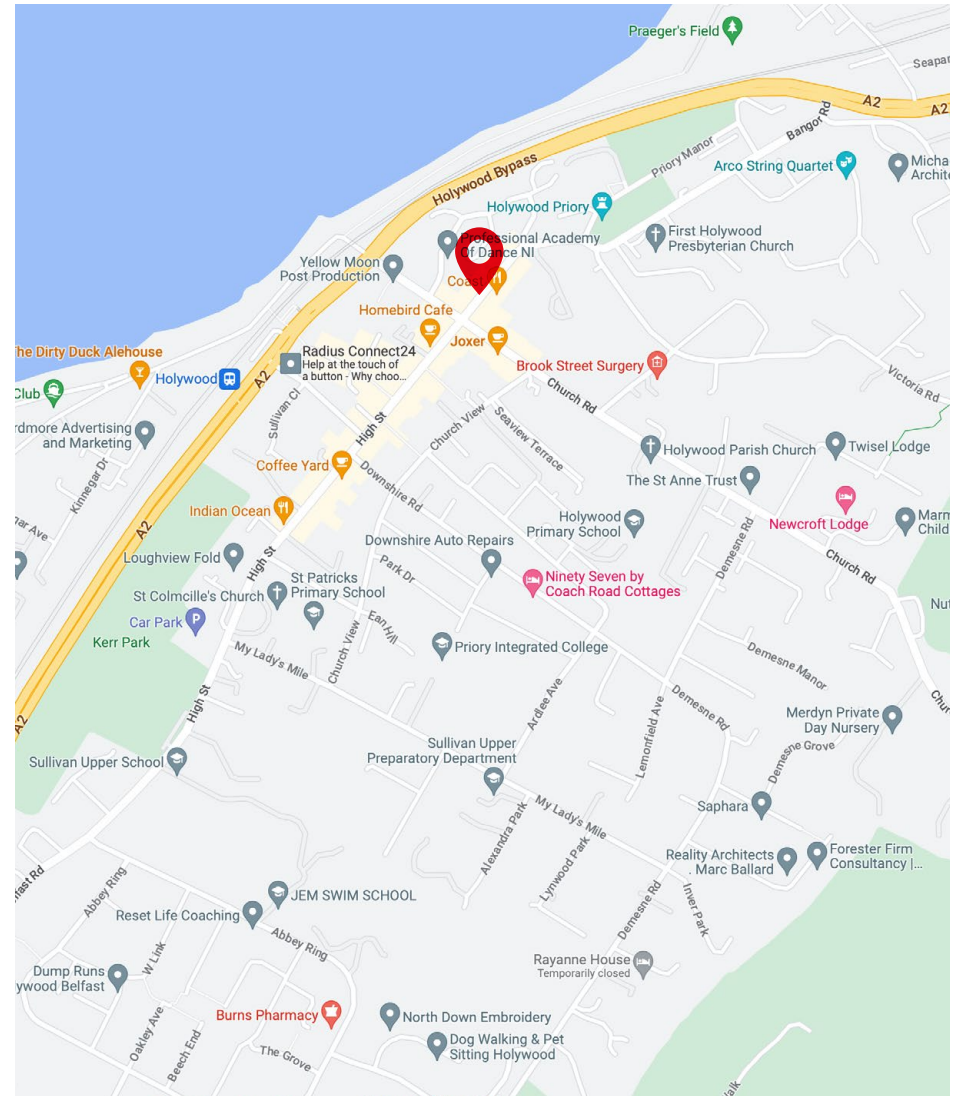


## Property Highlights

- Self-contained office building comprising over lower ground, ground and two upper floors
- 2 no. designated car parking spaces
- Available from December 2023
- Quoting Rent £40,000 per annum

## Location

The premises are located on High Street, the main road running through Hollywood to the north of the Maypole. Hollywood is a popular North Down coastal town, located approximately 5 miles from Belfast with good access on to the Sydenham By-Pass both to Belfast city centre and onto the M1 and M2 motorways. Belfast City Airport is approximately one mile from the subject property and nearby occupiers includes Tesco Express, Mountain Trail and Corries Butchers.



# To Let 43 High Street, Hollywood BT18 9AB



## Description

43 High Street is arranged over four floors to include a large reception area, break out areas and a range of private and open plan offices as well as boardroom, kitchen, W.Cs and storage space.

The building is finished to a good standard throughout with a combination of carpeted / wood laminate and tiled floors, smooth plastered and painted walls, and car parking to the rear.

## Accommodation

The property comprises the following areas:

Description	Sq Ft	Sq M
Lower Ground Floor	637	59.17
Ground Floor	1,479	137.37
First Floor	561	52.12
Second Floor	507	47.13
<b>Total</b>	<b>3,184</b>	<b>295.79</b>

## Rates

NAV = £18,400

Rate in £ 2023/24 = 0.551045

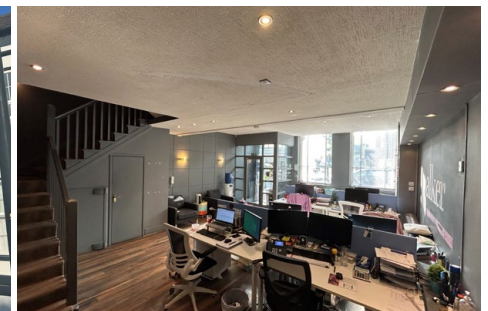
Estimated Rates Payable 23/24 = £9,968

## Tenancy

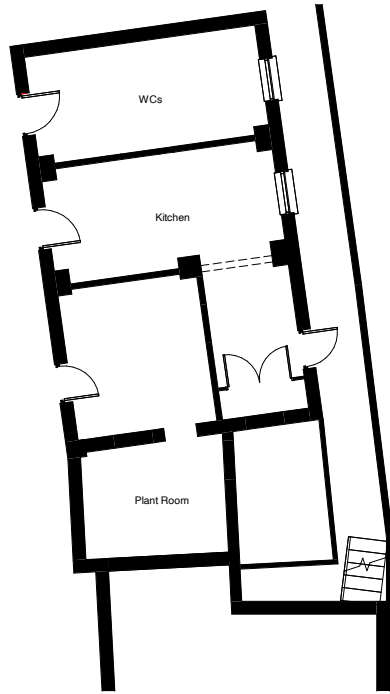
Available on full repairing and insuring lease terms at a quoting rent of £40,000 per annum exclusive.

## VAT

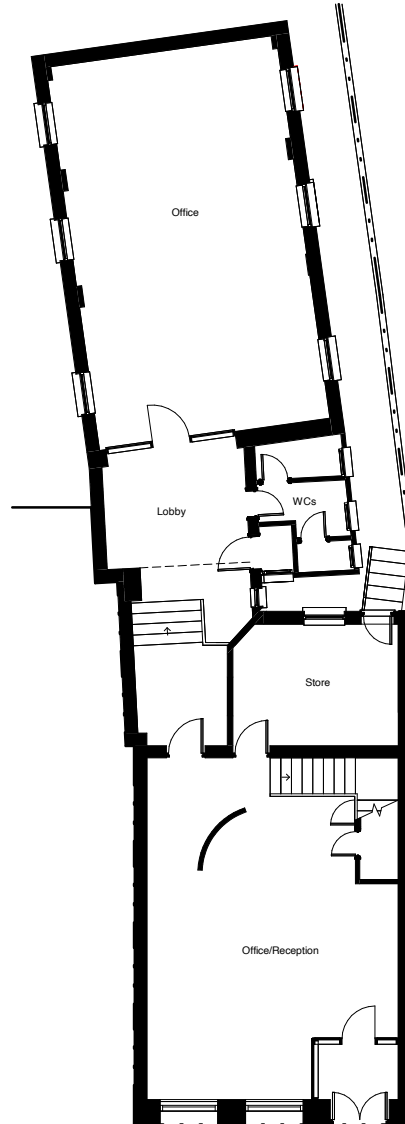
All prices are quoted exclusive of VAT, which may be payable.



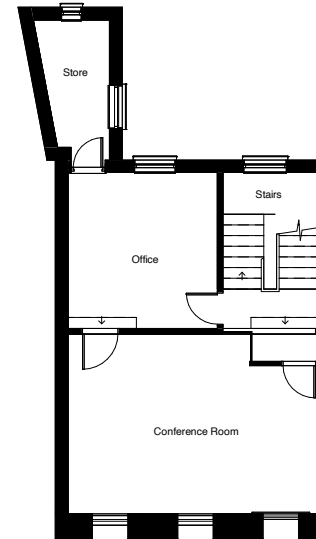
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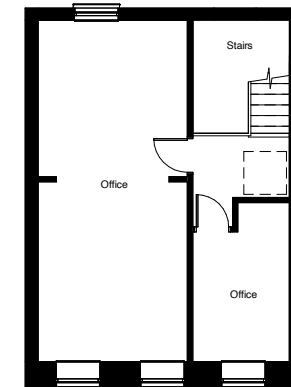
Existing Lower Ground Floor Plan



Existing Ground Floor Plan

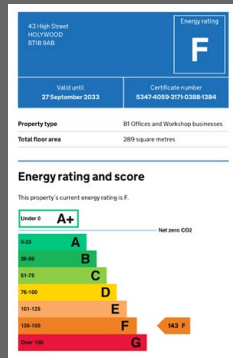


Existing First Floor Plan



Existing Second Floor Plan

## EPC



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