

**AVISON  
YOUNG**

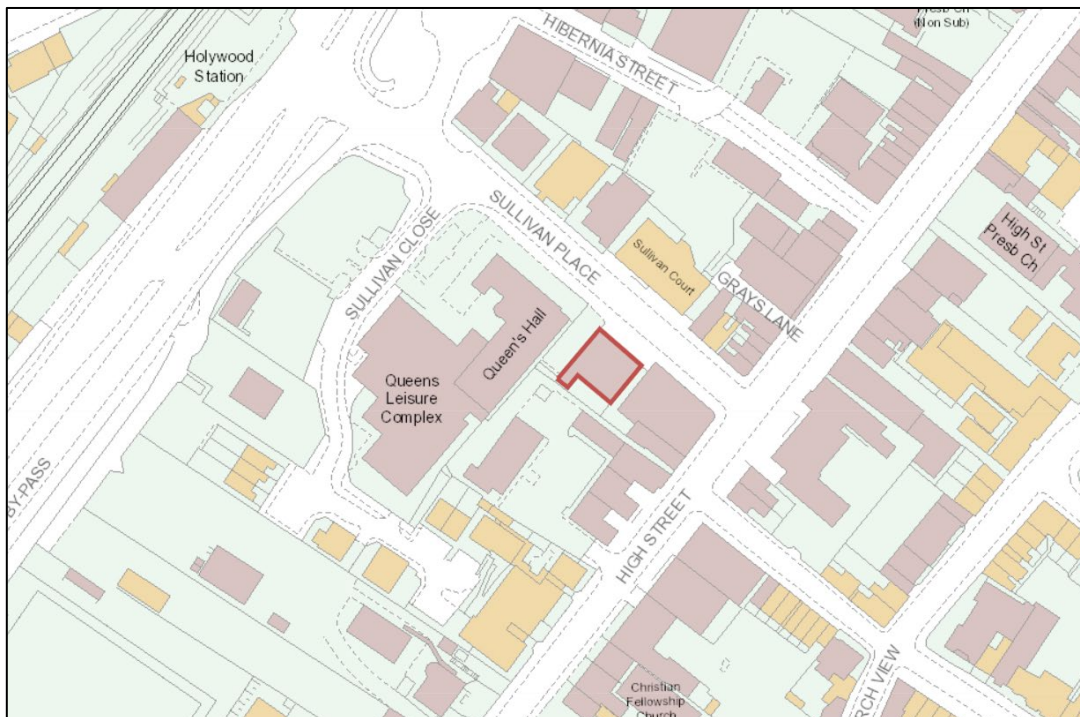
**To Let – Superb Ground Floor Studio** Suitable for a Variety of Uses (STPP)  
**2 Sullivan Place, Holywood, BT18 9JF**



## Location

The property is situated just off the busy High Street, adjoining Oxfam Shop in a prime location for a variety of uses.

Other nearby occupiers include R.A. Glass, Centra, Winemark, Cancer Research, Little Wings and Rodgers & Browne Estate Agents.



## Description

This is an exceptional single storey building which offers a good Reception area, large bright Studio and ancillary Treatment Rooms.

The interior is well presented and offers a great opportunity for a new tenant to create a destination business with limited outgoings.

The property is very suitable for a continuation of the same type as the current tenant who is sadly having to step away for family reasons

## Accommodation

Description	Sq. M	Sq. Ft
Reception	24.0	258
Studio	80.4	865
Treatment Room 1	8.0	86
Treatment Room 2	8.7	94
Store	1.9	20
Kitchen	4.5	48
Utility	3.3	35
Ladies & Gents W/C's	-	-
<b>Total</b>	<b>130.8</b>	<b>1,406</b>

## Lease Details

**Term:** Minimum 5 years

**Rent:** £25,000 per annum exclusive.

**Repairs:** Full repairing basis by way of a service charge

**Insurance:** Tenant to reimburse the landlord with a fair proportion

## NAV

NAV: £17,800

Rate Pound (23/24): £0.541079

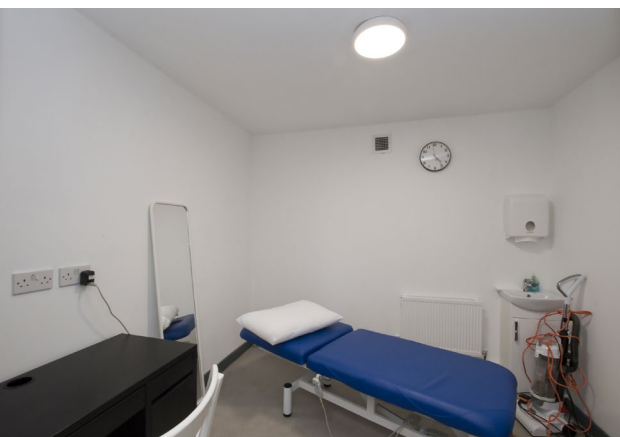
Rates Payable: £9,642.97

## VAT

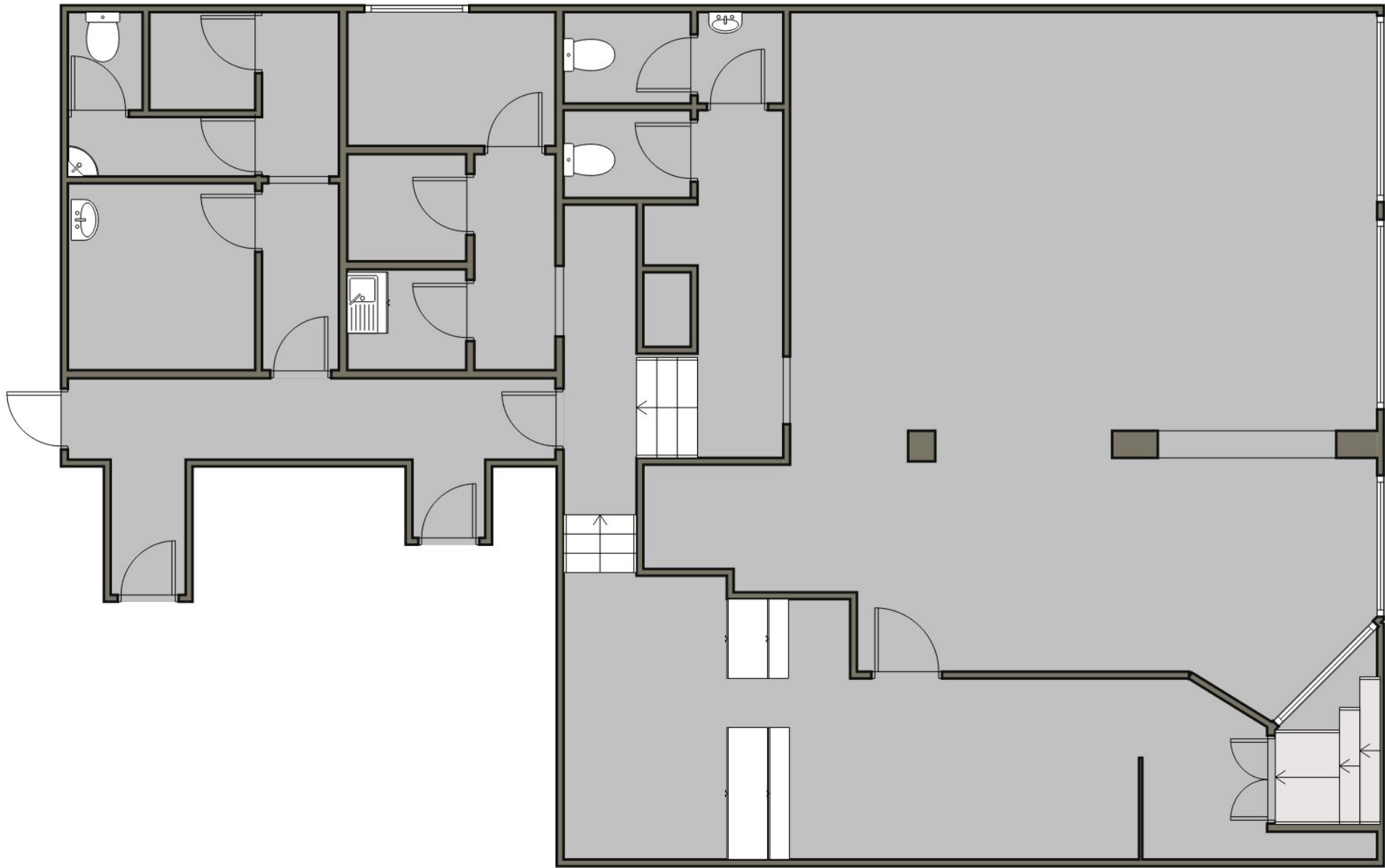
Applicable to rent and Service Charge..

## EPC

EPC score: D-89



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# To find out more, please contact:

**Brian Patterson**

+44 (0)28 9031 6121

[Brian.Patterson@avisonyoung.com](mailto:Brian.Patterson@avisonyoung.com)

2, Sullivan Place HOLYWOOD BT18 9JF		Energy rating <b>D</b>
Valid until 18 December 2028	Certificate number 9920-6909-0398-3170-6030	
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	176 square metres	
<b>Energy rating and score</b>		
This property's energy rating is D.		
Under 0	<b>A+</b>	Net zero CO2
0-25	<b>A</b>	
26-50	<b>B</b>	
51-75	<b>C</b>	
76-100	<b>D</b>	89 D
101-125	<b>E</b>	
126-150	<b>F</b>	
Over 150	<b>G</b>	

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



[avisonyoung.co.uk](http://avisonyoung.co.uk)