

TO LET

Studio 3 Treatment Room Culloden Hotel and Spa, Cultra, Holywood BT18 0EX



BRING YOUR BUSINESS TO THE VERY BEST ADDRESS!

We are delighted to offer for rent this generous treatment room/ studio unit which is attached to the fabulous Spa within the Culloden Estate. It is very well finished to include air-conditioning, suspended ceiling with recessed LED lights and solid floor overlaid with laminate wood.

The ideal occupants would work in conjunction with the Spa and the other service providers to enhance the existing health/well-being environment. Ideally it would suit dentists, hygienists, hair salon. Other occupiers include the Holywood Private Clinic, who offer a range of procedures and services.

This is an ideal opportunity to take your business to a prestigious environment where new clientèle is available from both the Spa and Hotel, not to mention the surrounding wealthy residential area. The Spa currently has over 300 members.

Rental figure includes heat, light, rent, rates, buildings insurance proportion and cleaning of communal areas, Studio 3 is offered on short licence of twelve months minimum.

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

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a 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 on as statements of fact. Any interested 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 TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

STUDIO 3 c.312 sq.ft. (28.9 sq.m.)

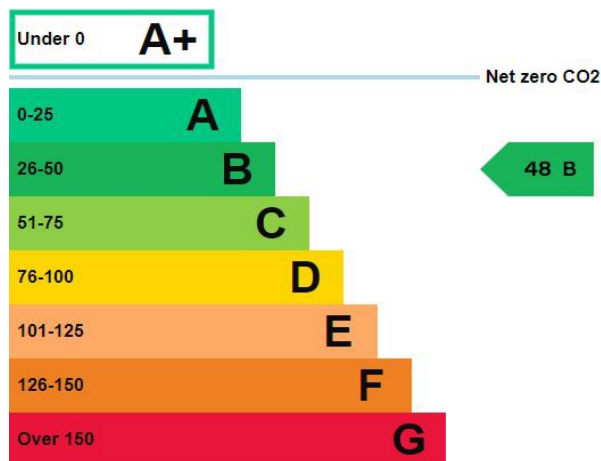
Plus shared kitchen and W.C. Facilities

Plentiful Car Parking

RENT £1,000 + VAT per month

EPC B-48

VIEWING Strictly by appointment with Sole Agent
028 9131 3830



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