

TO LET

Excellent Ground Floor Retail Unit c.817 sq.ft. (75.9 sq.m.)

(back on the market due to abortive negotiations)

133a High Street, Holywood BT18 9LG



LOCATION

The unit is situated in a prominent position on High Street, Holywood with its range of shops, coffee shops and restaurants plus extensive housing within walking distance and in the vicinity. Neighbouring occupiers include The Yard, Solo Hair, Centra, Winemark, Navos Ice Cream, The Mews, ERSI and Holywood Mortgage Centre.

DESCRIPTION

This is an excellent ground floor retail unit previously trading as a Subway Sandwich bar. It is arranged as Front Sales / Showroom with prep area plus kitchen, W.C. and rear access. It is finished to include aluminium double glazed shop front, tiled flooring, suspended ceilings with wall mounted air conditioning unit and CCTV.



ACCOMMODATION

Ground Floor Retail Unit c.817 sq.ft. (75.9 sq.m.) plus W.C.

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

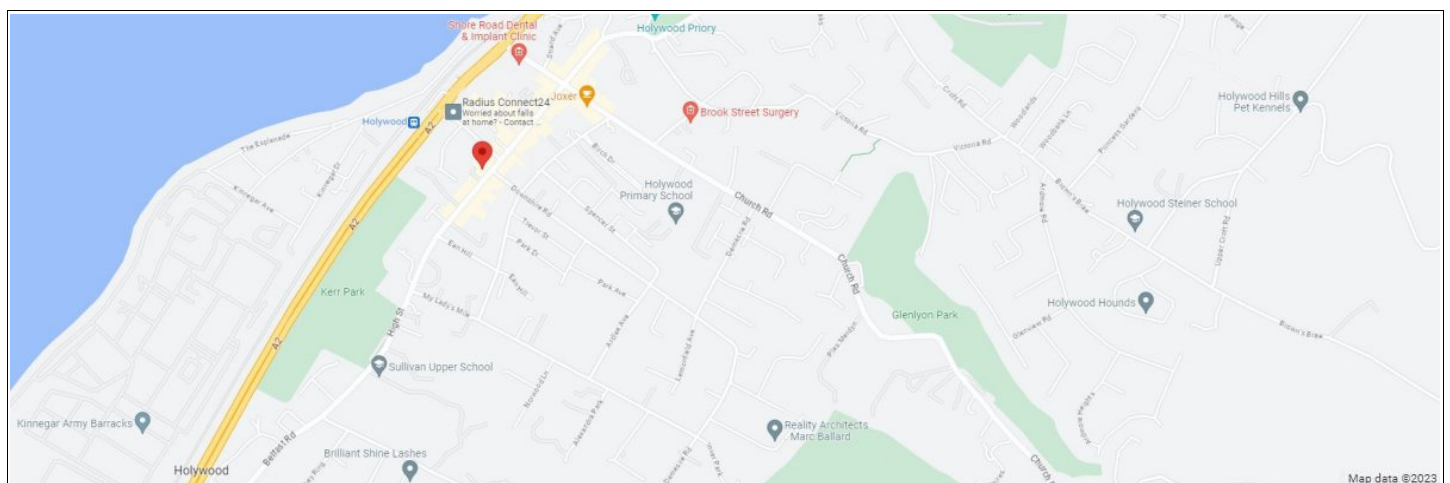
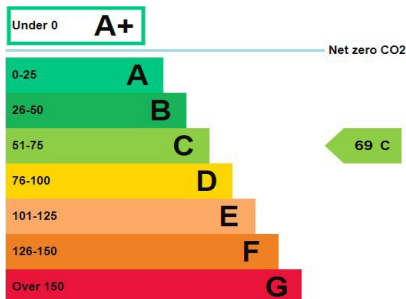
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LEASE DETAILS

RENT	£18,000 per annum excl.	
TERM	Minimum 3 years	
REPAIR/INSURANCE	Full Internal Repairing and Insuring basis plus shop front.	
SERVICE CHARGE	Levied to cover repair and maintenance of external and communal areas.	
VAT	The property is not registered for VAT, so VAT is not chargeable on the rent and outgoings.	
RATES	NAV	£17,100
	Rates payable 2024/25	£9,725
EPC	C-69	
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.	



VIEWING By appointment with Sole Agent 028 9131 3830



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