

For Sale

51, High Street, Holywood, BT18 9AB

Fully Let Investment Property



3-storey building extending to c.3,975 sq ft



Ideally situated in the heart of Holywood's town centre



Let to Tulsi and Cleaver Restaurant's



Sensational Lough views from first floor restaurant

This is an excellent opportunity to purchase a substantial building in the busy town of Holywood. The total rental income is £49,000 per annum which represents a gross yield of some 8.9% of the asking price.

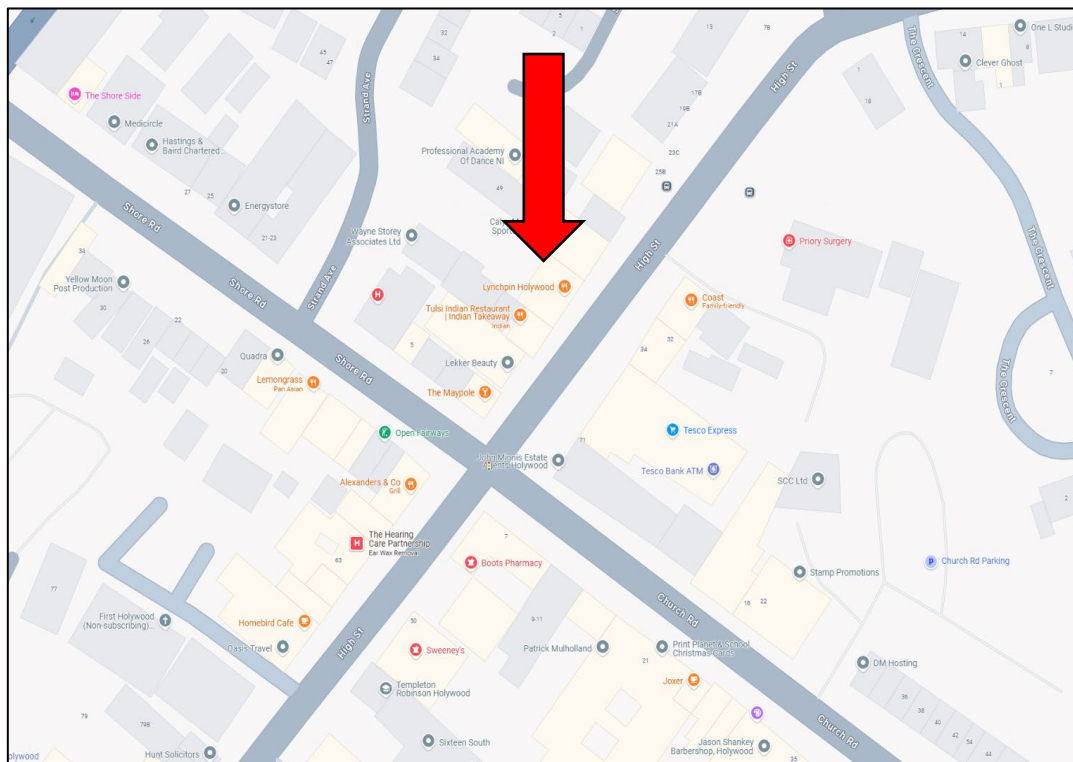
Offers in region of £550,000

Location

The property is situated in the centre of Holywood close to Maypole at the junction of High street and Church Road/Shore Road.

Nearby occupiers include Lekker, Soap&Suds, Lynch Pin café and Maypole Bar. Directly opposite Tesco Express.

The property fronts High Street and has rear access by way of Strand Avenue.



Description

The property comprises a large 3-storey mid-terrace building, substantially renovated in the past 10/15 years with modern shop front and upvc double glazed window frames.

The space combines a ground floor restaurant with own entrance porch access directly from High street and another restaurant on the first and second floors with separate access from High Street.

The ground floor restaurant trades as Tulsi and thus there has been such an Indian-style cuisine operating from this unit for over 20 years. It is well fitted internally and has space for over 64 covers.

The first floor has a large restaurant with exceptional views across Belfast Lough. This restaurant has 45/50 covers with an additional 10/12 in the private dining room. This restaurant trades as Cleaver and has established a steady reputation in the past 2/3 years.



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Accommodation

Description	Sqm	Sqft
Tulsi		
Ground Floor - Entrance	5.4	59
Ground floor - Restaurant	108.5	1,167
Ground floor - Kitchen	43.0	463
W.C Accommodation		
	156.9	1,689
Cleaver		
1 st Floor Restaurant	102.5	1,102
1 st Floor Private Dining	18.4	198
1 st Floor Casual Drinks Area	12.1	130
1 st Floor Kitchen	24.8	267
2 nd Floor Plant Room	7.0	75
2 nd Floor Stores	47.8	514
	212.60	2,286

Leases:

51 High street: Tulsi Restaurant

Term: 10 years from 10 January 2017

Rent: £25,000 p.a (rent review 2022)

Full repairing/insuring.

Tenant: Vivek Swaroop

51A High Street: Cleaver Restaurant

Term: 10 years from 30 April 2022

Rent: £24,000 p.a

Rent review: 1 July 2027

Tenant break option: 1 July 2027

Full repairing/insuring.

Tenant: Cleaver (NI) LTD

VAT: Not applicable

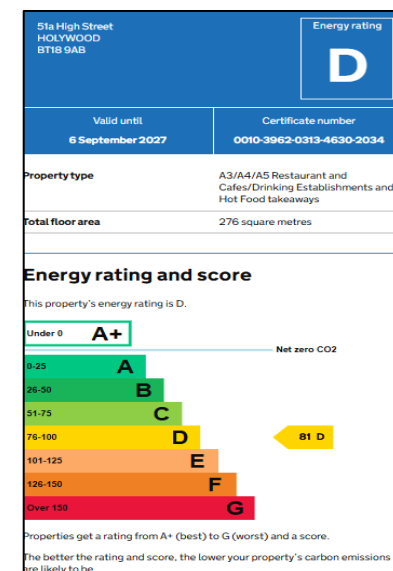
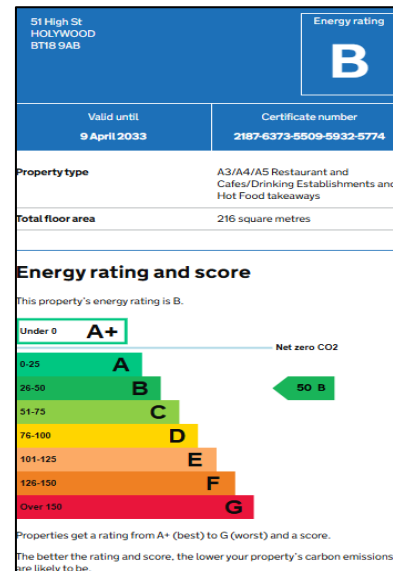
Rates:

51 High Street: NAV £21,700

51A High Street: NAV £14,700

Rates in the £ for Ards and North Down Borough Council in £0.568667

EPC:





To find out more, please contact:

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