

FOR SALE

Excellent Fully Let Retail / Office Investment
133 High Street, Holywood BT18 9LG



LOCATION

The building 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. Neighbouring occupiers include Centra, Mauds Ice Cream, The Yard, Solo Hair, ERSI, Holywood Mortgage Centre and Hooked.

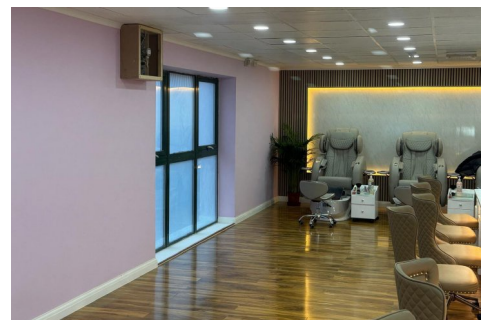
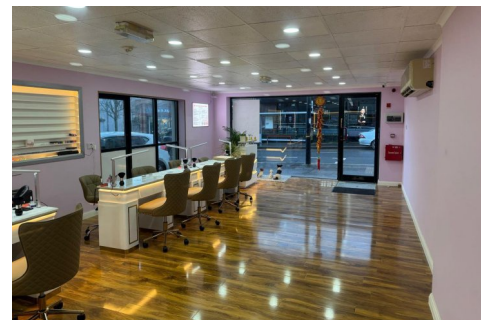
DESCRIPTION

This is an excellent fully let building over 3 floors plus 3 car park spaces. The ground floor is let as a nail bar and is finished to include aluminium double glazed shop front, tiled flooring, suspended ceilings with wall mounted air conditioning unit and CCTV.

The upper floor offices are also well finished to include solid flooring overlaid with carpets, plastered and painted walls, suspended ceilings with recessed and diffused lighting.

ACCOMMODATION

Ground Floor Unit plus W.C.	c.817 sq.ft.	(75.9 sq.m.)
First Floor plus W.C.	c.777 sq.ft.	(72.2 sq.m.)
Second Floor plus W.C.	c.468 sq.ft.	(43.5 sq.m.)
Total accommodation	c.2,062 sq.ft.	(191.6 sq.m.)



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

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PRICE

Seeking offers around **£450,000 excl.**

LEASE DETAILS

Ground floor

Let on a Ten year lease from 1st Dec 2024 at £16,000 p.a. Rising to £17,000 in year 2 and £18,000 in years 3-5.

First and Second floors

Let at £11,000 p.a.

Tenant is overholding.

ERV £14,000 p.a.

A sale at the ERV would give give an attractive NIY of c.7% allowing for standard purchaser's costs.

TITLE

Assumed Freehold/Long Leasehold

VAT

The property is not registered for VAT, so VAT is not chargeable on the sale price.

RATES 133a (Ground Floor)
133b (First Floor)
133c (Second Floor)

NAV	£17,100
NAV	£7,850
NAV	£3,550

EPC

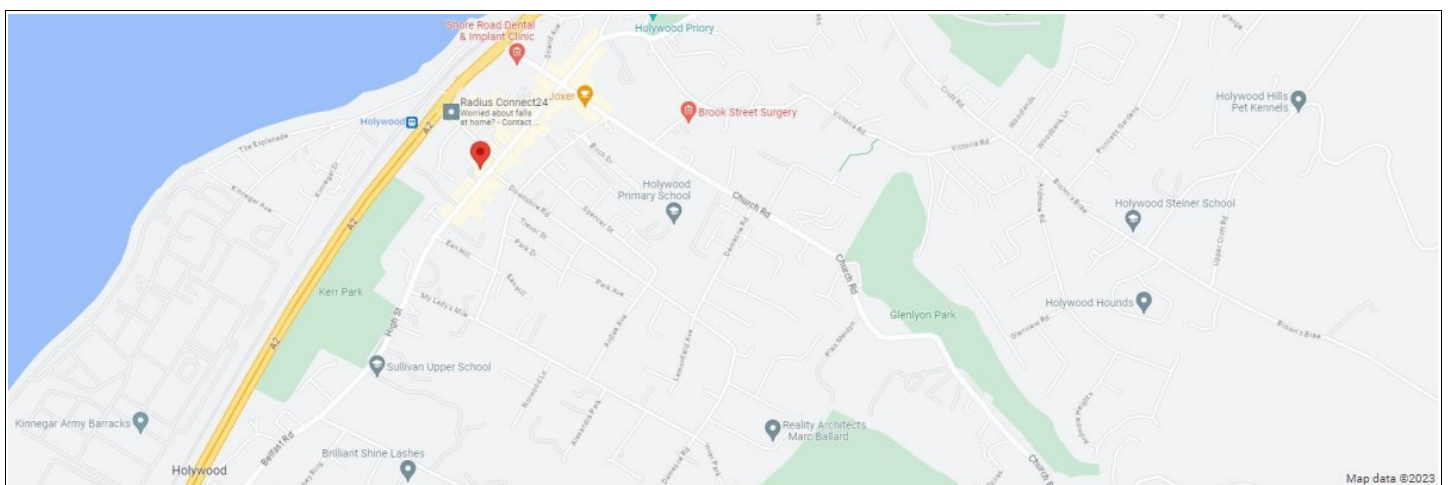
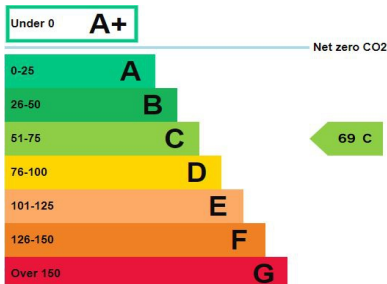
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ANTI-MONEY LAUNDERING

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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