



TO LET

FIRST FLOOR, 75 HIGH STREET, HOLYWOOD, BT18 9AQ
PROMINENT OFFICE SUITE C. 887 SQ. FT. WITH DEDICATED ON-SITE CAR PARKING

Lisney

OUTLINE FOR INDICATIVE PURPOSES ONLY



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Features

- Prime location in Holywood town centre.
- Comprising c. 887 sq. ft. of office space currently undergoing refurbishment.
- Suitable for a variety of uses (STPP).
- Dedicated on-site parking to the rear.
- In close proximity to the A2 to provide strong road networks.

Location

Holywood is a small seaside town situated approximately 5 miles Northeast from Belfast City Centre, with access to the main arterial routes via the A2 dual carriageway and public transport provisions.

The suite is in close proximity to the Port of Belfast, a 4 minute walk from Holywood Train Station and approximately 4 miles from Belfast City Airport.

Holywood is an affluent town and an acclaimed residential location. It also comprises a variety of commercial occupiers, ranging from local café/coffee shops to Subway and Tesco's, as well as a number of professional services firms.



Accommodation

First floor 887 sq ft approximately

Description

The office is one of three suites located on the first floor, accessed via a common entrance to the rear of the building just off the private car park.

The subject suite comprises a large open plan office space, 2 no. meeting rooms/private offices, male and female W/C's. The suite is currently being refurbished to include newly painted walls and skirting, carpeted flooring, lighting and bathroom fittings, as well as the removal of the glass dividing wall.

The property benefits from a recently refurbished common area, including the kitchen, as well as 2 no. dedicated car parking spaces to the rear of the building with 24 hour electric controlled barrier access.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and upkeep of common areas.

Buildings Insurance

The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

Rent

£15,000 per annum exclusive.





Term

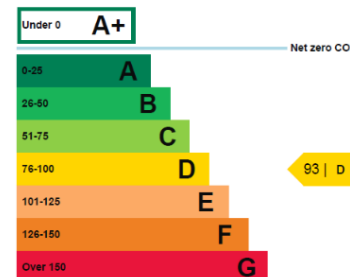
Negotiable

VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

EPC Rating

The property has an EPC rating of D93
A full certificate is available on request.



Properties are given a rating from A+ (most efficient) to G (least efficient).
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Contact

Strictly by appointment with the sole Letting agent Lisney. For further information please contact:

Lynn Taylor
028 9050 1556 / 07813 020 181
ltaylor@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Rates Payable

First Floor

NAV	£7,100
Rater in the £ 2022/23	0.5223
Rates payable	£3,708 approx